



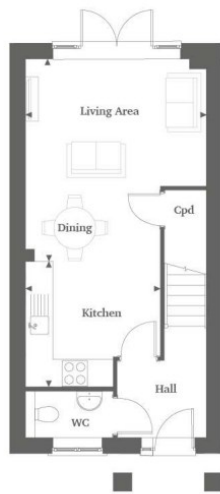
Braxton



£495,000

Waltham Road

Maidenhead, SL6 3TN



Ground Floor



First Floor



Ground Floor

Living / Dining Area
4.80m x 4.27m 15'9" x 14'0"

Kitchen
3.19m x 2.95m 10'6" x 9'8"

First Floor

Bedroom 1
3.67m x 2.96m 12'0" x 9'9"

Bedroom 2
4.27m x 2.81m 14'0" x 9'3"

Total internal area

76.7 m² | 825 sq ft

* Window on left of floor is only to plots
68,70,71,73

External finishes may vary. Please confirm with sales consultant. ▶ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. Cpd denotes cupboard. E/S denotes en-suite. Please contact sales consultant for more information.

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2

2

1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

EPC RATING: COUNCIL TAX BAND:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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