



GUIDE PRICE

£725,000

Penyston Road|..

Maidenhead, SL6 6EJ

PROPERTY SUMMARY

An opportunity to acquire this delightful and well-presented three-bedroom Victorian residence which has been extended and refurbished by the present owner yet retaining much of its character and charm. The property features a sitting room with central feature fireplace, a dining room/snug with direct access onto the rear garden, a modern kitchen and a tv/family room room, three bedrooms, a first-floor bathroom and a generous South Facing rear garden conveniently located within approx. 0.8 Miles of the Mainline Railway Station (Paddington/Elizabeth Line).

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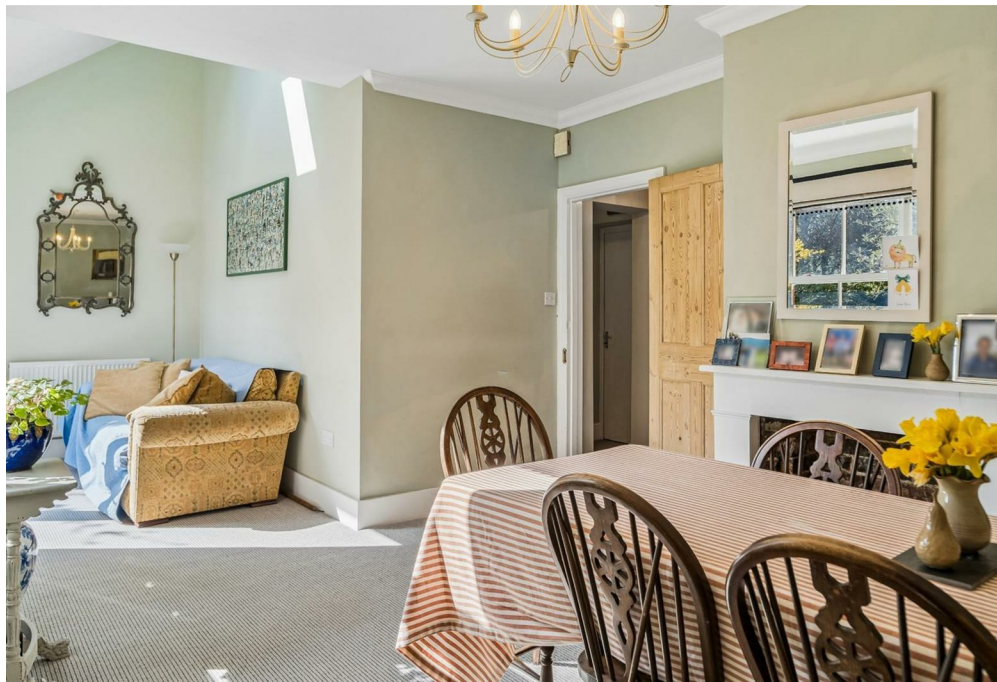


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Approximate Gross Internal Area
 Ground Floor = 87.6 sq m / 943 sq ft
 First Floor = 49.0 sq m / 527 sq ft
 Shed = 10.2 sq m / 110 sq ft
 Total = 146.8 sq m / 1,580 sq ft



Illustration for identification purposes only,
 measurements are approximate, not to scale.
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LOCAL AUTHORITY

TENURE

Freehold

EPC RATING

COUNCIL TAX BAND

E

VIEWINGS

By prior appointment only

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	

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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