

ASKING PRICE

£619,950

Simpson Close

Maidenhead, SL6 8RZ

PROPERTY SUMMARY

Located in the desirable Simpson Close, Maidenhead, this charming modern family home presents an excellent opportunity for those seeking comfort and convenience. Spanning an impressive 1,238 square feet, the property boasts a well-designed layout that is both functional and inviting.

Upon entering, you are greeted by a generous open plan living and dining room, which seamlessly connects to a low maintenance south-facing rear garden, perfect for enjoying sunny afternoons. The modern kitchen/breakfast room provides an ideal space for culinary pursuits and casual dining, making it a hub for family gatherings.

The property features three well-proportioned bedrooms, including a main bedroom suite that comes complete with fitted furniture and an en-suite shower room, ensuring privacy and comfort. The additional two bedrooms are also of good size, complemented by a contemporary family bathroom that caters to the needs of the household.

Situated within close proximity to the picturesque River Thames and the vibrant town centre, this home is conveniently located approximately 0.8 miles from the mainline railway station, offering easy access to Paddington and the Elizabeth Line. This property is not just a house; it is a perfect family home in a sought-after location.

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KEY POINTS

- SOUGHT AFTER SHANLY HOMES DEVELOPMENT
- NEAR ELIZABETH LINE (0.8 MILES)
- OPEN PLAN LIVING/DINER
- SOUTH-FACING REAR GARDEN
- MODERN KITCHEN/BREAKFAST ROOM
- MASTER BEDROOM WITH EN-SUITE
- NEW BOILER
- Council Tax Band - E / EPC - C
- 2 MODERN BATH/SHOWER ROOMS
- 3 SPACIOUS BEDROOMS











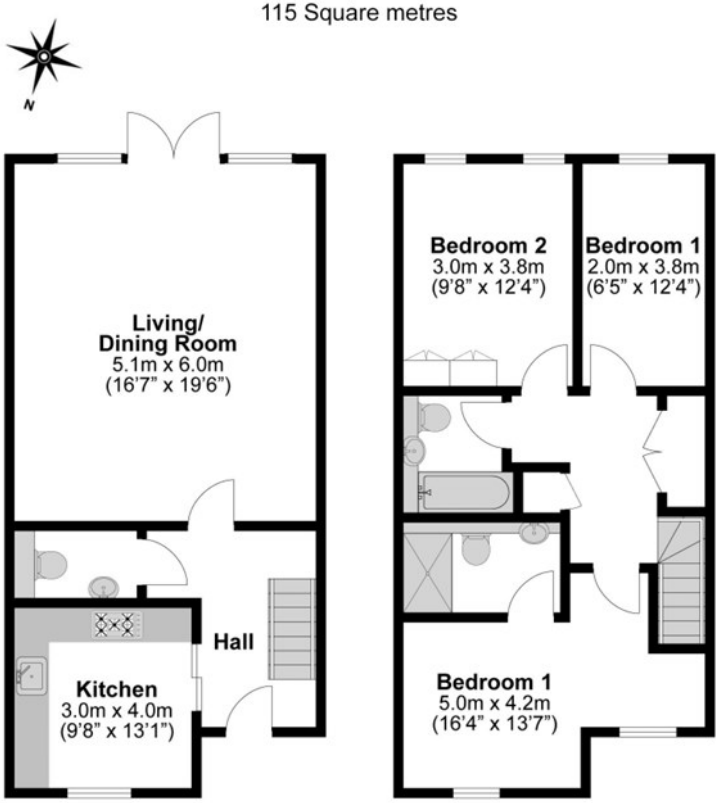






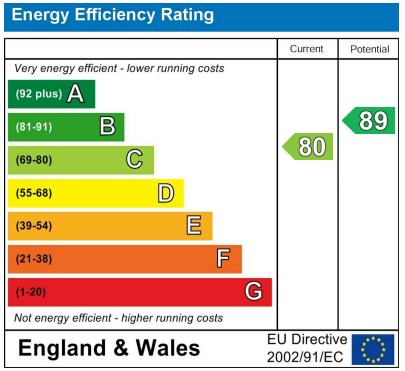


Total Approximate Floor Area
1238 Square feet
115 Square metres



Illustrations are for identification purposes only, measurements are approximate, not to scale.

LOCAL AUTHORITY
TENURE
Freehold
EPC RATING
C
COUNCIL TAX BAND
E



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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