



GUIDE PRICE

£995,000

Golden Ball Lane

Maidenhead, SL6 6NW

PROPERTY SUMMARY

A charming, three double bedroom detached cottage set in a delightful semi-rural location on Golden Ball Lane, close to the many acres of National Trust land between the sought-after towns of Maidenhead & Marlow. Featuring a wealth of character features, this spacious home is beautifully presented throughout with highlights including a large living/dining room with feature fireplace, modern fitted kitchen/breakfast room, 2nd reception room, a generous conservatory, and a master bedroom with en-suite. Outside affords a beautifully landscaped rear garden with two outbuildings including a good size home office and a multi-purpose garden room with WC & potential use as an annexe/guesthouse. Access to the M4 (J8/9) & M40 motorways are within a short drive & Elizabeth Line trains from Maidenhead are also within easy reach, along with highly rated local state & private schooling. NO ONWARD CHAIN.

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Approximate Gross Internal Area
 Ground Floor = 74.8 sq m / 805 sq ft
 First Floor = 56.7 sq m / 610 sq ft
 Outbuildings = 28.9 sq m / 311 sq ft
 Total = 160.4 sq m / 1,726 sq ft



Ground Floor



First Floor

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

TENURE

Freehold

EPC RATING

COUNCIL TAX BAND

G

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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