



GUIDE PRICE

£800,000

Belmont Drive

Maidenhead, SL6 6JZ

PROPERTY SUMMARY

Situated in this mature residential road, conveniently located for the town centre and within approx. 0.8 Miles of the mainline railway station (Paddington/Elizabeth Line). An opportunity to acquire this delightful three/four bedroom detached family house which offers great potential for modernisation and extension (STPP). The property features a living room with central feature fireplace, a generous dining room, an extended kitchen with separate utility room and cloak/shower room, a tv/family room, and a ground floor bedroom. The first floor provides three good size bedrooms, a family bathroom & separate W.C and a delightful enclosed rear garden with large, covered area and a detached cabin which could be used as a home office or gym. NO CHAIN

4



2



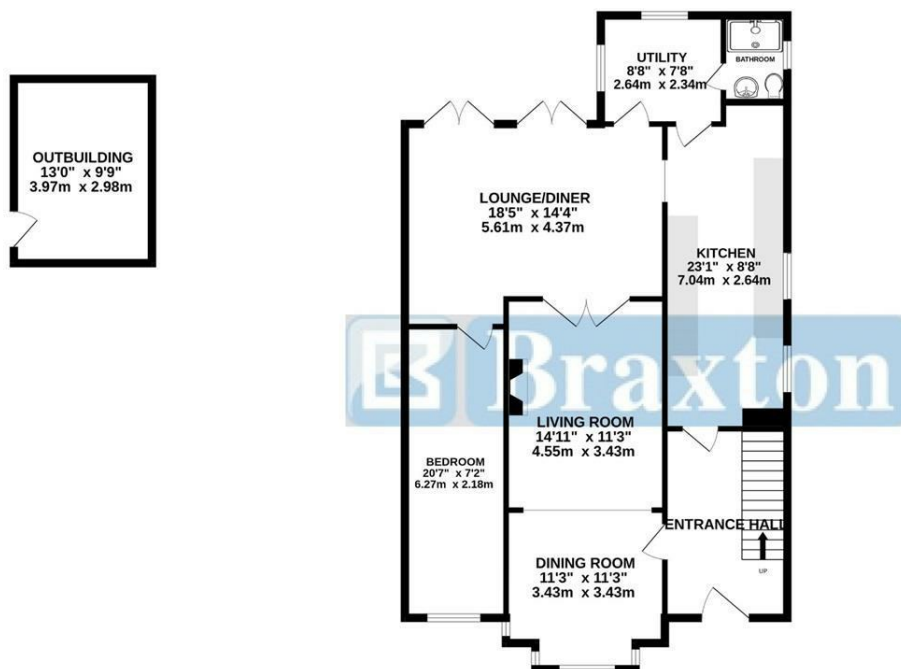
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GROUND FLOOR
1197 sq.ft. (111.2 sq.m.) approx.

1ST FLOOR
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA: 1829 sq.ft. (170.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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LOCAL AUTHORITY

TENURE

Freehold

EPC RATING

COUNCIL TAX BAND

F

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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