



**37 Craufurd Rise, Maidenhead SL6 7LR**

**welcome to**

**37 Craufurd Rise, Maidenhead**

This two bedroom first floor purpose built maisonette offers good size accommodation and a highly convenient location within easy reach of the town centre and mainline railway station. Offered for sale with no onward chain, the property benefits from a long lease in excess of 900 years, making it an ideal choice for both first-time buyers and investors.

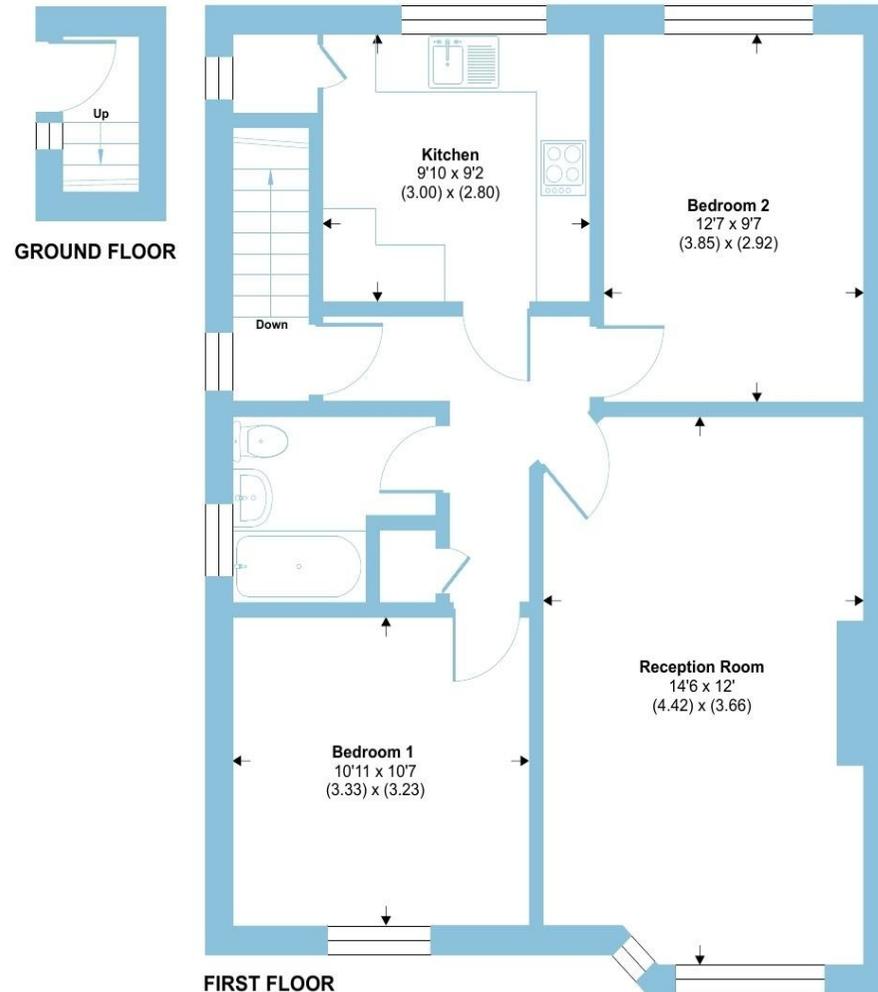




## Craufurd Rise, Maidenhead, SL6

Approximate Area = 731 sq ft / 68 sq m

For identification only - Not to scale



A private entrance leads to an internal staircase rising to a welcoming upper landing. The maisonette features a generous reception room, providing ample space for both living and dining areas, while the fitted kitchen offers good storage and worktop space. There are two well-proportioned double bedrooms, each suitable for a range of furniture layouts and completing the accommodation is the bathroom. There is also access to a large loft area with ample storage via a pull-down ladder in the corridor next to the bathroom.

Externally, the property enjoys the added advantage of a private rear garden, perfect for outdoor seating, gardening, or entertaining. To the rear of the building, there is also parking available via a private garage, offering further practicality and storage options.

With its long lease, excellent layout, and desirable location close to local amenities and transport links, this maisonette represents a superb opportunity to secure a comfortable and conveniently situated home.

welcome to

## 37 Craufurd Rise, Maidenhead

- PURPOSE BUILT FIRST FLOOR MAISONETTE
- TWO DOUBLE BEDROOMS
- LONG LEASE IN EXCESS OF 900 YEARS
- NO ONWARD CHAIN
- LARGE LOFT AREA WITH AMPLE STORAGE
- PRIVATE GARDEN
- CLOSE TO LOCAL SCHOOLS
- EASY ACCESS TO TOWN CENTRE & STATION

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: None

Ground Rent: None

This is a Leasehold property with details as follows; Term of Lease 999 years from 10 Jan 1958. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £290,000



Please note the marker reflects the postcode not the actual property

check out more properties at [rogerplatt.co.uk](http://rogerplatt.co.uk)



Property Ref:  
MHD123542 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Roger Platt is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

roger platt



**01628 773333**



[Maidenhead@rogerplatt.co.uk](mailto:Maidenhead@rogerplatt.co.uk)



25-29 Queen Street, MAIDENHEAD, Berkshire,  
SL6 1NB



[rogerplatt.co.uk](http://rogerplatt.co.uk)