



17 NORTHFIELD ROAD, MAIDENHEAD
PRICE: £300,000 FREEHOLD

am ANDREW
MILSOM

**17 NORTHFIELD ROAD
MAIDENHEAD
BERKS
SL6 7JP**

PRICE: £300,000 FREEHOLD

A modern one bedroom starter home set in a quiet close a stone's throw from North Town Moor National Trust Land

**ONE DOUBLE BEDROOM: BATHROOM:
LIVING ROOM: KITCHEN: SOUTH
FACING REAR GARDEN: GAS CENTRAL
HEATING: DOUBLE GLAZING:
PARKING: NO ONWARD CHAIN: QUIET
LOCATION: IDEAL FIRST PURCHASE:**

TO BE SOLD: A modern one bedroom terraced starter home in good order throughout with a pleasant south facing rear garden and parking set in a quiet close on the east side of Maidenhead adjacent to North Town Moor National Trust land with its pleasant walks. The property is offered with vacant possession and no onward chain.

Part glazed front door to:-
LOBBY Radiator, vinyl flooring

LIVING ROOM Vinyl flooring, radiator, understairs storage cupboard, double glazed, double casement doors to garden,

LANDING Double glazed window and loft access.



KITCHEN Range of white wall and floor cupboards and drawers with work surfaces and tiling, plumbing for washing machine, built in gas hob and electric oven, extractor hood, vinyl flooring, double glazed window to front,

BEDROOM Recessed dressing surface with mirror, radiator, built in wardrobe/cupboard with shelves and wall mounted gas central heating boiler, double glazed window to rear.



BATHROOM Panelled bath with mixer shower attachment, low w.c. pedestal basin, radiator, part tiled walls, tiled floor



GARDEN Pleasant south facing rear garden with area of lawn and paved patio area, outside tap, shed, fenced on three sides



DIRECTIONS: using the postcode **SL6 7JP**
From our Cookham Office head south on Station Road toward High Street. Continue straight onto Maidenhead Road (A3094). Follow Maidenhead Road south for about 1.5 miles. Turn right onto Moor Lane. Turn left onto Islet Road. Turn right onto Northfield Road to reach your destination.

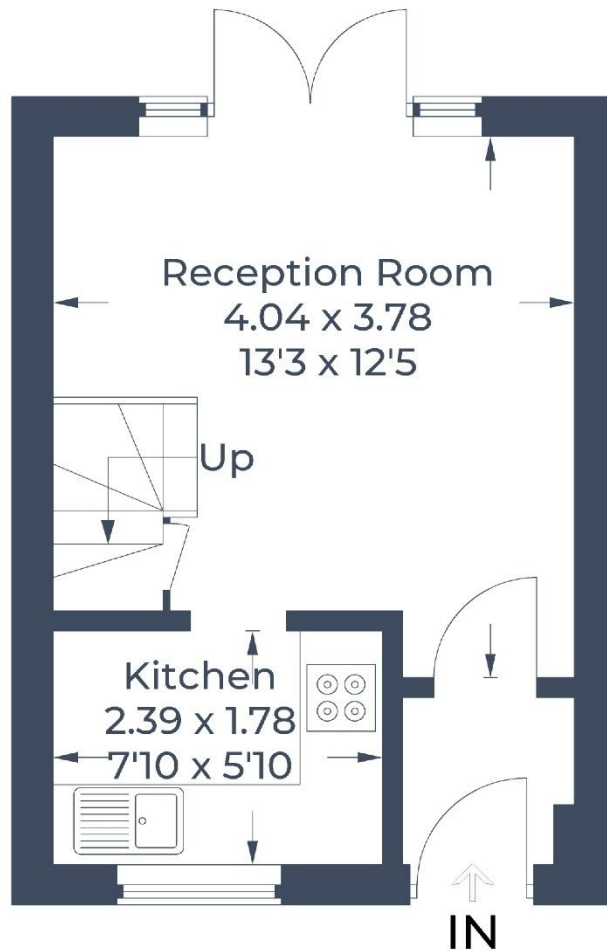
EPC BAND: C

COUNCIL TAX BAND: C

ANTI MONEY LAUNDERING (AML). All Estate Agencies, except those engaged solely in lettings work must comply with AML Regulations. As a result on agreement of a purchase you will be invited to complete a mandatory AML check at a cost of £30 plus VAT per named buyer.

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

Approximate Gross Internal Area
Ground Floor = 21.1 sq m / 227 sq ft
First Floor = 20.7 sq m / 223 sq ft
Total = 41.8 sq m / 450 sq ft



Ground Floor



First Floor

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