



**31 Wootton Way, Maidenhead, SL6 4QX**

**£525,000 Freehold**

A three bedroom linked detached house with a converted garage providing an additional room plus parking forecourt for a number of vehicles. The property, which needs updating, is conveniently located within a short walk of local shops and schools and is within easy reach of the town centre and Elizabeth Line station giving fast access to central London.

### **Entrance Lobby**

With doors to upstairs main accommodation.

### **Sitting/Dining Room**

Dual aspect, door to study and hallway, sliding patio doors to garden, wardrobe.

### **Hallway**

With understairs cupboard.

### **Study**

Cupboard housing gas fired boiler, door to Kitchen/Utility and Hallway, cupboard.

### **Kitchen/Utility Room**

Stainless steel sink with mixer tap and cupboard below, space for an under work surface fridge, wall cupboards, tiled floor, full sized sliding doors to garden.

### **Cloaks/Shower Room**

White suite of close coupled WC, wash basin, shower cubicle with glazed enclosure, tiled walls and floor, extractor unit.

### **Storage Room**

Formerly garage, light power gas & electric meter, door to outside.

### **First Floor Landing**

Access hatch to loft, built in storage cupboard with shelving.

### **Bedroom**

Double built in wardrobe cupboard (open fronted).

### **Bedroom**

Double built in wardrobe cupboard.

### **Bedroom /Kitchen**

Currently fitted out as a kitchen. Stainless steel sink unit, work surface, wall cupboards, cooker with extractor above.

### **Shower Room**

Fully tiled, white suite of close couple WC, corner shower with glazed enclosure, chrome heated towel rail, built in cupboard, extractor fan, enclosure with washing machine and tumble dryer.

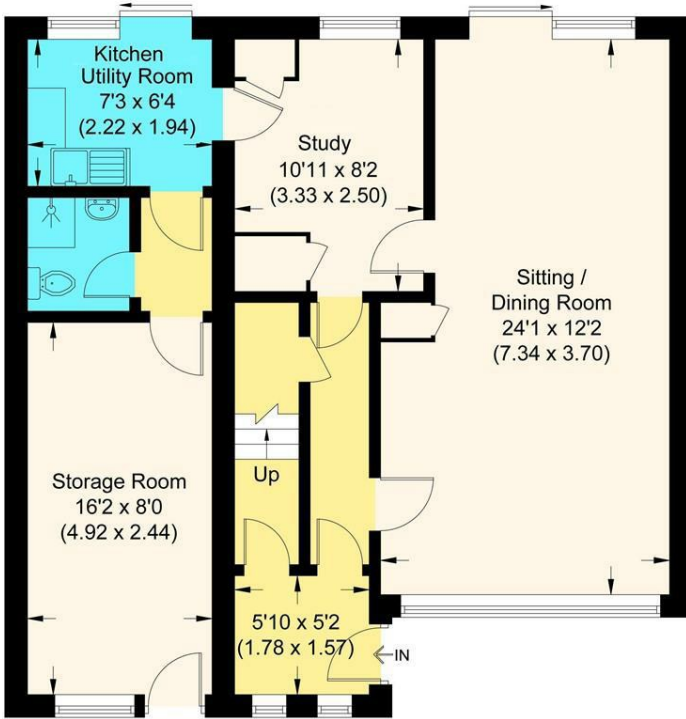
### **Outside**

Parking for a number of vehicles. Covered side access with two compartments suitable for bike/bin storage, lockable door to small rear garden with tiled patio, 8m x 3m, suitable for lounge extension, mature trees and shrubs.

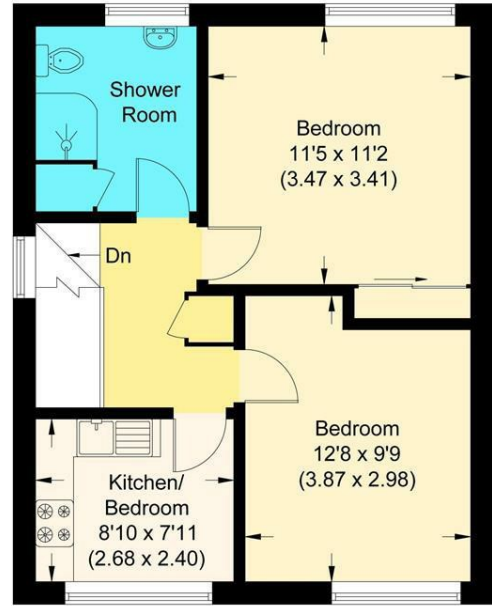
# Floor Plan

## Wootton Way

Approximate Gross Internal Area 110.50 sq m / 1189.41 sq ft



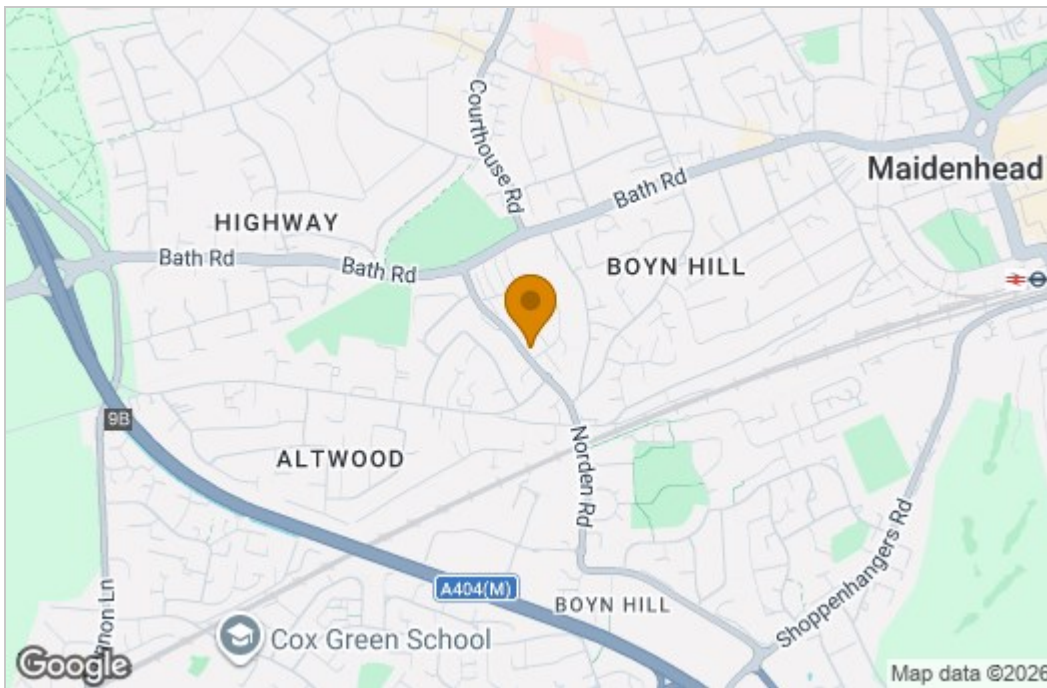
Ground Floor



First Floor

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

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.