



GUIDE PRICE

£1,300,000

River Road

Maidenhead, SL6 0BB

PROPERTY SUMMARY

Occupying a glorious position with STUNNING VIEWS of the RIVER THAMES, an opportunity to acquire this three-bedroom character residence which has been the subject of extensive refurbishment by the present owner and now provides generous and modern contemporary living accommodation, yet still retaining many character features. The property provides a stunning "hub of house" kitchen/dining/family room providing generous entertaining space and a first floor living room opening into a sun room with direct views over the River Thames. The property is conveniently located within approx. 0.9 miles of Taplow railway station (Elizabeth Line) and within easy reach of Maidenhead Town Centre and Taplow Riverside 19 Acre Country Park with its array of bars and restaurants.

3



2



2





Approximate Gross Internal Area
 Ground Floor = 82.8 sq m / 891 sq ft
 First Floor = 78.4 sq m / 844 sq ft
 (Including Sun Room / Balcony)
 Total = 161.2 sq m / 1,735 sq ft



First Floor



Ground Floor

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

TENURE

Freehold

EPC RATING

D

COUNCIL TAX BAND

G

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	65	
(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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