



LANTERN WALK, MAIDENHEAD
PRICE: £550,000 FREEHOLD

am ANDREW
MILSOM

18 LANTERN WALK, MAIDENHEAD SL6 1TG
PRICE: £550,000 FREEHOLD

A really lovely neo-Georgian style
3 bed end of terraced house, with high ceilings
providing a very 'light & airy' feel, which is
immaculately presented throughout and features
AIR CONDITIONING and a HOME OFFICE

THREE BEDROOMS:
MODERN FAMILY BATHROOM:
LARGE LIVING ROOM:
STYLISH KITCHEN:
DOWNSTAIRS CLOAKROOM:
GAS CENTRAL HEATING:
DOUBLE-GLAZING THROUGHOUT:
AIR CONDITIONING:
PRIVATE, PART WALLED REAR GARDEN:
GARAGE SUBDIVIDED TO PROVIDE A
PERFECT HOME OFFICE:
DRIVEWAY PARKING:
SAFE & PEACEFUL WALKWAY SETTING

TO BE SOLD: Enjoying a tucked away location within this highly regarded development located close to beautiful Guard's Club Park and the River Thames, this fabulous 3 bed property is also very well located for local schools, being within catchment for highly rated Oldfield Primary School and within walking distance of Patchwork Montessori Nursery also. Maidenhead train station is a 15 mins walk, providing a fast connection to Central London via the Elizabeth Line. For the Commuter the M4 can be accessed within 10 mins..

The accommodation comprises:

HANDSOME COVERED PORCH with classic style front door leading to:

ENTRANCE HALL with stairs to first floor, doors leading to the kitchen and **DOWNSTAIRS CLOAKROOM** and beyond to the large living room with views of garden beyond.



SITTING ROOM with useful storage cupboard and arched patio doors and large picture window over the garden. AIR CONDITIONING UNIT.



KITCHEN/DINING ROOM Stylish modern white, McEvoy & Rowley Kitchen with gloss fitted units for a clean, sleek look featuring space for dishwasher, washing machine and built-in double oven and induction hob over, extractor hood, built-in microwave, built-in fridge freezer and ample workspace. Bespoke half height plantation shutters.



GARDEN To the rear has been landscaped to provide an area of lawn with patio, ideal for entertaining. At the bottom of the garden there is a fantastic **HOME OFFICE** (created from sub dividing the garage). The remaining garage provides handy storage for bikes etc and there is **DRIVEWAY PARKING** to the rear with additional on-street parking available. To the front there is a lovely open landscaped space, providing a peaceful setting.



EPC BAND C - COUNCIL TAX BAND E

FIRST FLOOR A light and airy landing with loft access, airing cupboard and leading to:



BEDROOM ONE Large double bedroom with wide windows over the front garden. Carpeted with wall-mounted radiator and built-in double wardrobe AIR CONDITIONING.



BEDROOM TWO Large double bedroom with windows overlooking rear garden. Carpeted, wall-mounted radiator and built-in wardrobe & air conditioning.

BEDROOM THREE A single room with double glazed windows overlooking the garden. Carpeted, radiator.



FAMILY BATHROOM Three-piece white suite with shower over bath, ceramic tiled floor and attractive fully tiled walls. Heated towel rail.



HOME OFFICE/GARDEN ROOM

VIEWING: Please contact our Cookham office cookham@andrewmilsom.co.uk or 01628 531222.



DIRECTIONS:.

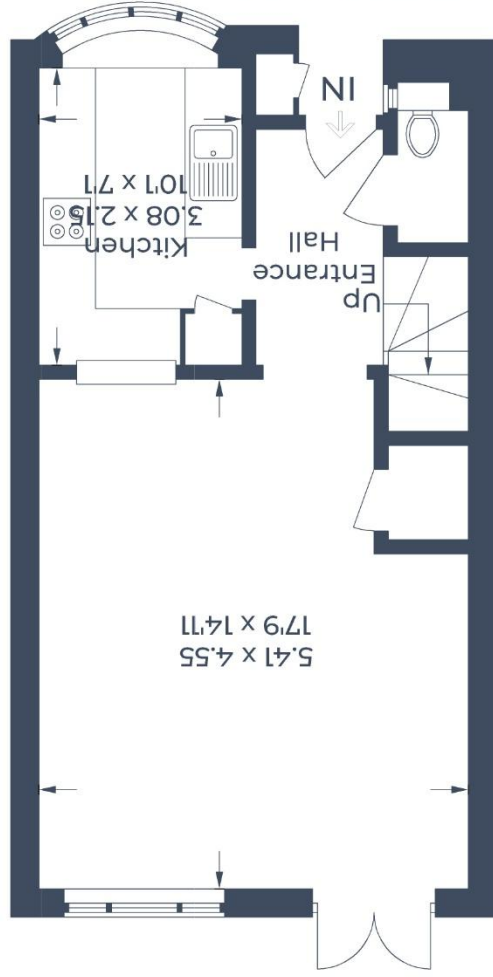
By car and using the postcode SL6 1TG on your sat nav, enter Lantern Walk and continue around towards the end of the cul de sac, where the property will be found within the last walkway on the left hand side, with No 18 being the last house on the right hand side. – with vehicular access to the rear.

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.

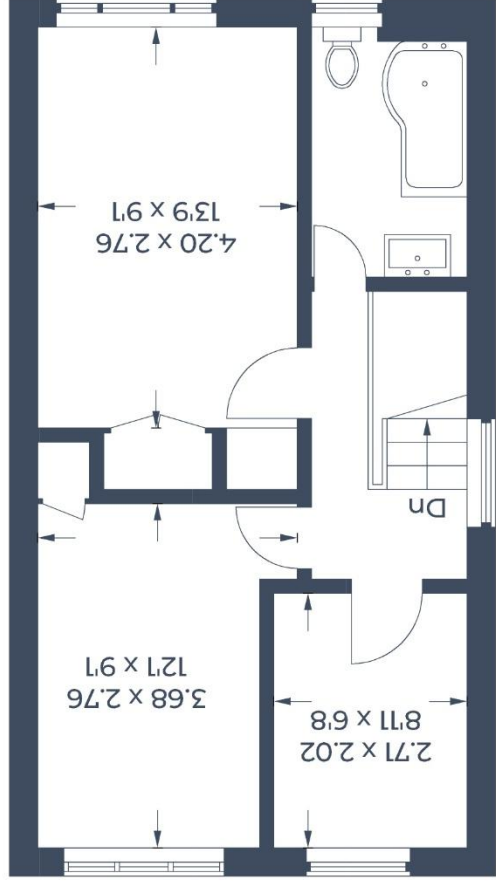
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.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



Approximate Gross Internal Area
Ground Floor = 38.6 sq m / 415 sq ft
First Floor = 39.6 sq m / 426 sq ft
Outbuildings = 13.8 sq m / 148 sq ft
(Including Garage)
Total = 92.0sq m / 989 sq ft



Ground Floor



First Floor

(Not Shown in Actual
Location / Orientation)

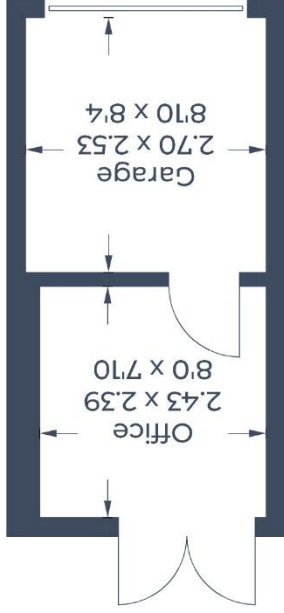


Illustration for identification purposes only,
measurements are approximate, not to scale.
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