



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.

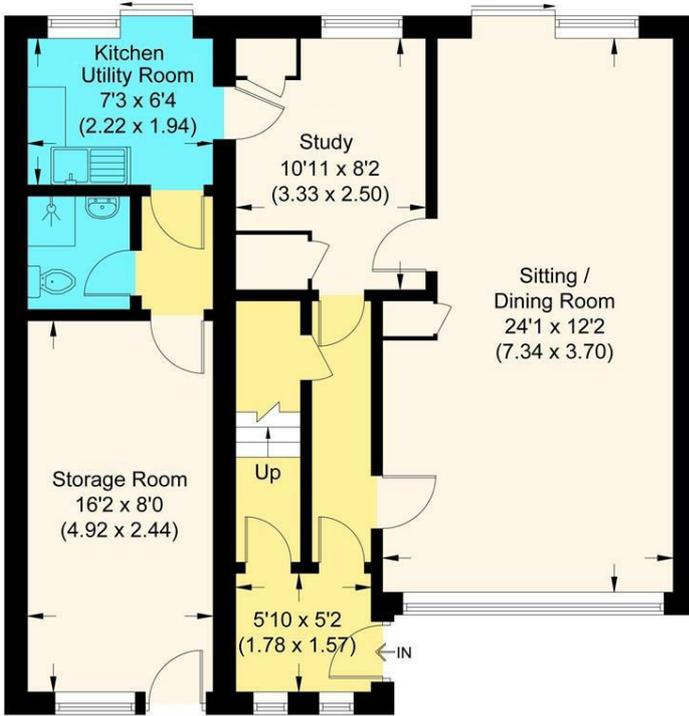
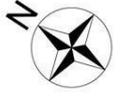
Outside

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.

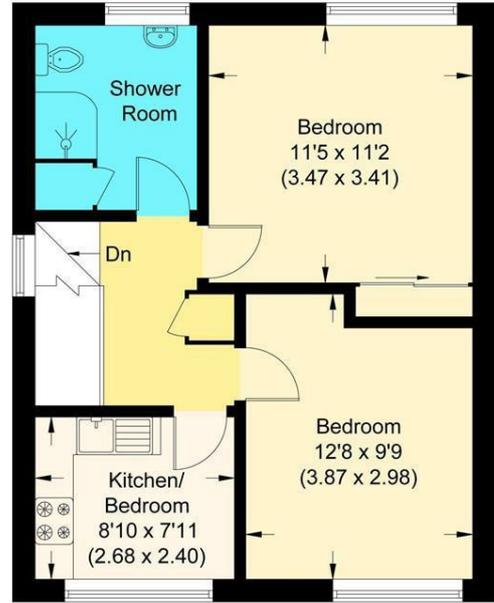
Floor Plan

Wootton Way

Approximate Gross Internal Area 110.50 sq m / 1189.41 sq ft



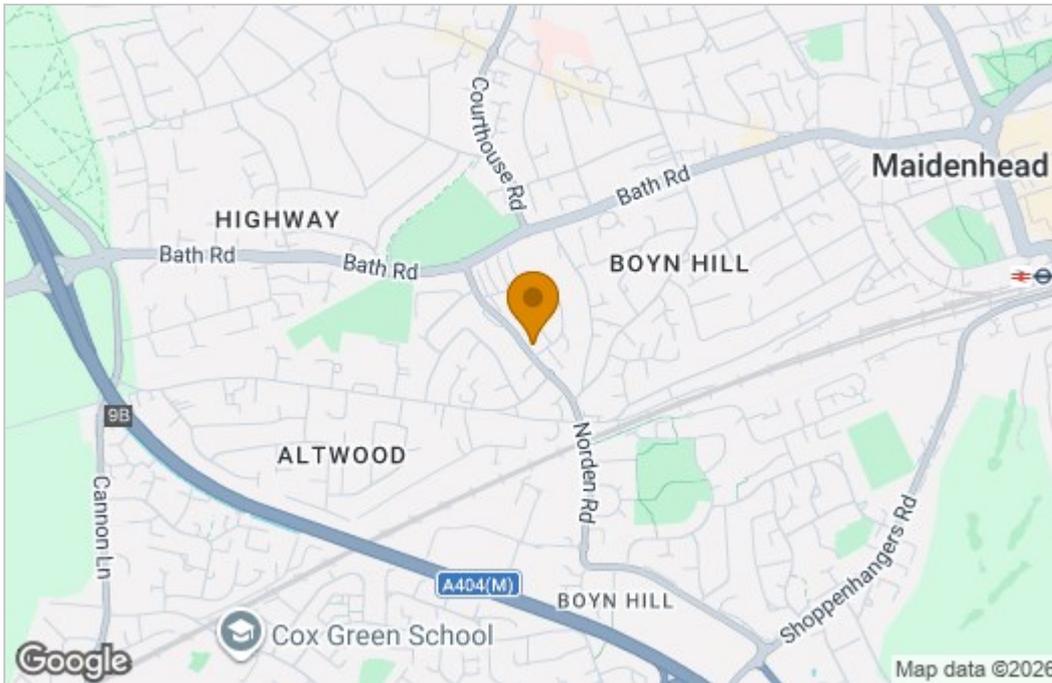
Ground Floor



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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