



# Braxton



GUIDE PRICE

**£475,000**

**Ockwells Road**

Maidenhead, SL6 3AA



Approximate Gross Internal Area  
Ground Floor = 46.4 sq m / 499 sq ft  
First Floor = 31.9 sq m / 343 sq ft  
Total = 78.3 sq m / 843 sq ft

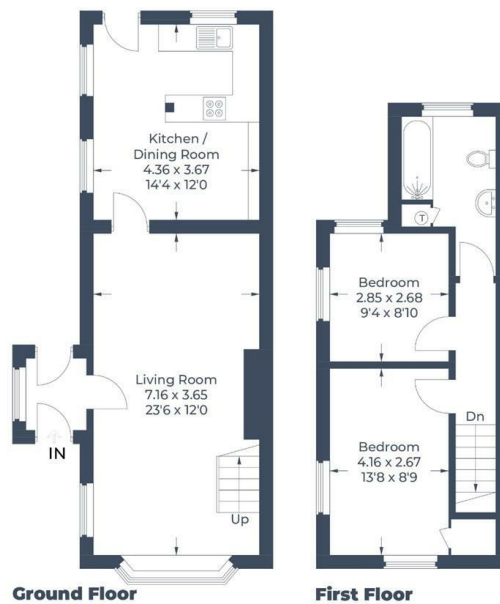


Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         | 60        |
| (39-54) E                                   |         |           |
| (21-38) F                                   | 30      |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales EU Directive 2002/91/EC     |         |           |

**EPC RATING: F COUNCIL TAX BAND: E**

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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