

College Glen

Maidenhead • • SL6 6BL

Guide Price: £549,950



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A beautifully presented three bedroom terraced home arranged across three floors, ideally located within the highly sought after College Glen area of Maidenhead. The property is conveniently positioned close to the town centre, well regarded schools and excellent transport links, including Elizabeth Line services from Maidenhead railway station. The ground floor comprises a welcoming living room featuring an open fireplace, leading through to a spacious dining room. To the rear, the kitchen/breakfast room offers ample storage, marble worktops and direct access to the garden. The first floor provides two well proportioned bedrooms alongside a contemporary family bathroom. Occupying the entire second floor is an impressive main bedroom suite, benefiting from excellent storage, an en-suite shower room and a Juliet balcony. Outside, the property enjoys a private rear garden with a detached summer house/outbuilding, as well as ample on street parking.

Character home

Desirable location

Spanning over three floors

Previously extended

Well maintained throughout

South east facing garden

Spacious kitchen & dining

Generous main bedroom with en-suite

Walking distance to local amenities

Within catchment to outstanding schools

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





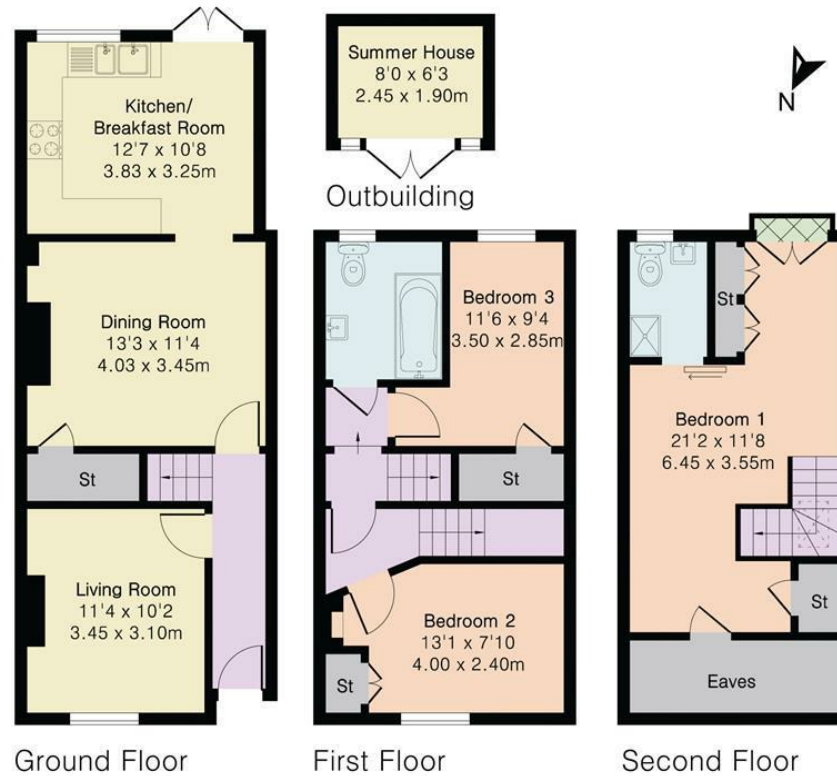
College Glen, Maidenhead, SL6

Main House Area = 1078 sq ft / 100.1 sq m

Outbuilding Area = 50 sq ft / 4.6 sq m

Total Area = 1128 sq ft / 104.7 sq m

For Identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Below average energy efficiency - higher running costs	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - higher running costs	F		
Extremely energy inefficient - very high running costs	G		

England & Wales
EPC Directive 2002/91/EC

Important Notice: 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 or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.