



£635,000

Blackamoor Lane

Maidenhead, SL6 8RH

PROPERTY SUMMARY

An opportunity to acquire this three-bedroom family home which has been extended and re-furnished by the present owners to a high-level finish and specification in the sought after "River Area". The property features to a stunning large open plan kitchen/dining/family room with Bi-fold doors leading onto the rear garden, a generous sitting room and separate utility room. The first floor features a main bedroom with en-suite and two further bedrooms and a family bathroom. Conveniently located for the town centre and within approx 0.7 Miles of the mainline railway station (Paddington/Elizabeth Line). NO CHAIN.

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LOCAL AUTHORITY

TENURE

Freehold

EPC RATING

COUNCIL TAX BAND

E

VIEWINGS

By prior appointment only



Approximate Gross Internal Area
Ground Floor = 63.3 sq m / 681 sq ft
First Floor = 44.1 sq m / 475 sq ft
Total = 107.4 sq m / 1,156 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		
(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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