

# Alwyn Road

Maidenhead • Berkshire • SL6 5EJ

Guide Price: £750,000



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A four bedroom detached family home, located on Alwyn Road, within easy reach of Maidenhead town centre, excellent transport links including the Elizabeth Line, well regarded schools, and a variety of local amenities, shops and green spaces. The ground floor offers a separate kitchen with integrated appliances, an open plan living and dining room with access to a conservatory overlooking the garden, along with two well proportioned bedrooms and a four piece family bathroom. To the first floor, there are two further generous double bedrooms, both benefiting from eaves storage, as well as an additional family bathroom. Outside, the property benefits from a detached tandem garage, off street parking, and a private rear garden.

No onward chain

Detached

Tandem garage

Off street parking

Open plan living & dining

Four double bedrooms

Spacious conservatory

Two bathrooms

Local amenities close by

Highly regarded 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.





### Property

A substantial four bedroom detached family home extending to approximately 1,600 sq ft, situated on Alwyn Road in the highly desirable Pinkneys Green area. The property enjoys a convenient location within easy reach of Maidenhead town centre, Elizabeth Line services, the M4 and M40 motorway networks, highly regarded schools including sought after grammar schools, and a wide range of local amenities. Residents also benefit from close proximity to Pinkneys Green, National Trust countryside, woodland walks, cycling routes and local community facilities, including Pinkneys Green Cricket Club.

The property offers flexible and well-balanced accommodation, ideally suited to families, downsizers or multi generational living. The ground floor features a separate kitchen with integrated appliances, alongside a spacious open-plan living and dining area which forms the heart of the home. This versatile reception space opens into an exceptional conservatory, providing a bright additional living area with views over the private south-facing rear garden. Also on the ground floor are two generous double bedrooms and a four piece family bathroom. To the first floor are two further spacious double bedrooms, both benefiting from useful eaves storage, together with a second family bathroom.

Externally, the property offers a generous driveway providing ample parking for multiple vehicles and benefits from a detached garage, offering excellent potential for use as a workshop, gym, hobby room or home office. The mature landscaped rear garden has been carefully developed over many years and provides a high degree of privacy, established planting and a setting rarely found in newer developments.

The property has benefited from significant investment by both previous and current owners, including a replacement roof, rear extension, upgraded heating system, improved energy efficiency measures, replacement radiators, external maintenance and ongoing redecoration. As a result, the EPC rating has been substantially improved when compared with many period homes of a similar age.

Combining character, mature surroundings, flexible accommodation and modern practicality, this is a rare opportunity to acquire an attractive alternative to modern developments for buyers seeking space, privacy and established gardens.



Schools:



Train:



Car:

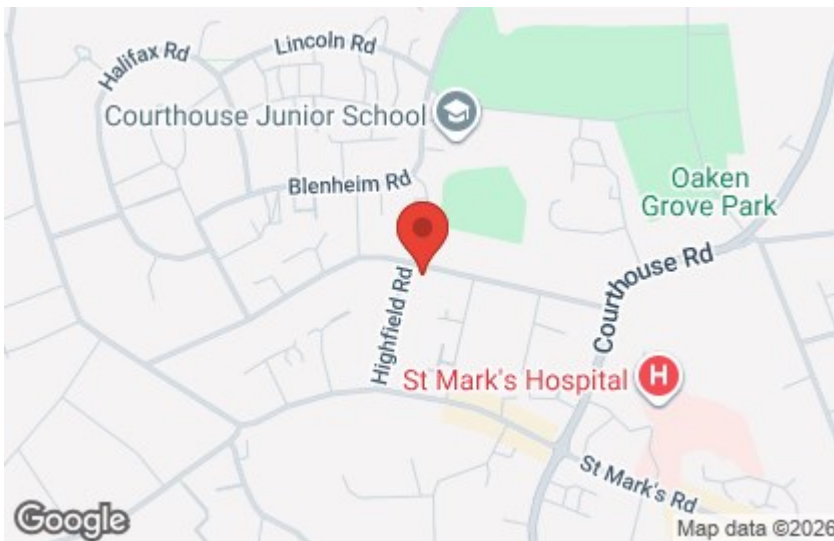
M4, A40, M25, M40



Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



### 61 Alwyn Road, Maidenhead, SL6 5EJ

Main House Area = 1664 sq ft / 154.5 sq m

Garage/Outbuilding Area = 380 sq ft / 35.2 sq m

Total Area = 2044 sq ft / 189.7 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.

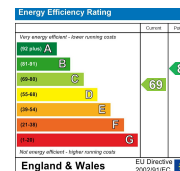


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