



OLDACRES, MAIDENHEAD
PRICE: £775,000 FREEHOLD

am ANDREW
MILSON

**10 OLDACRES
MAIDENHEAD
BERKS SL6 1XJ**

PRICE: £750,000 FREEHOLD

A spacious detached family home with double garage and private rear garden, offering approximately 1,678 sq ft of versatile accommodation arranged over three levels, situated in a quiet cul-de-sac close to Guards Club Park, the River Thames and Maidenhead town centre.

**FOUR BEDROOMS:
RECEPTION ROOM:
DINING ROOM:
KITCHEN: STUDY:
FAMILY BATHROOM:
SHOWER ROOM:
UTILITY ROOM:
DOUBLE GARAGE:
PRIVATE REAR GARDEN:
DRIVEWAY PARKING:
NO ONWARD CHAIN**

TO BE SOLD: This detached family home occupies a pleasant position within the popular Oldacres development and offers well-balanced accommodation arranged over three levels. Particular features include a generous reception room, separate dining room opening onto a raised balcony overlooking the rear garden, kitchen with adjoining utility room, study/home office and four bedrooms served by a family bathroom and separate shower room.

The property further benefits from a private rear garden, driveway parking and an integral double garage. Whilst well maintained throughout, the property offers purchasers an excellent opportunity to personalise and enhance to individual taste.

The accommodation comprises:

COVERED PORCHWAY with steps leading up to the front door.



ENTRANCE HALL Split-level entrance hall with staircase to the principal accommodation.



RECEPTION ROOM A bright and well-proportioned reception room enjoying a large picture window.



DINING ROOM A generous dining room with direct access onto the rear balcony and elevated views across the garden.



KITCHEN Fitted with a range of contemporary units, work surfaces and integrated appliances, with useful adjoining utility room.



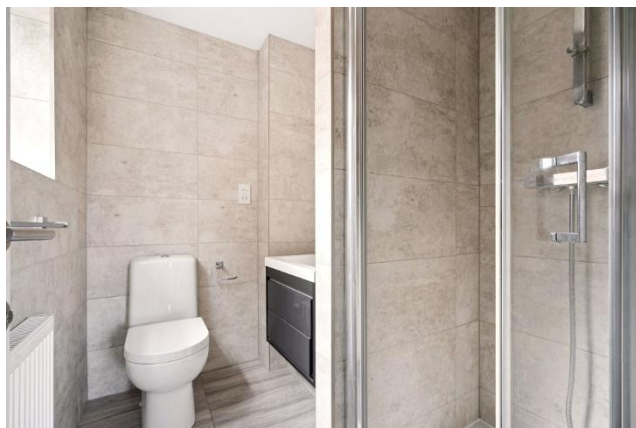
STUDY Ideal home office, hobby room with additional storage space.

GARAGE AND PARKING Integral double garage together with driveway parking.

FIRST FLOOR:



BEDROOM ONE A well-proportioned double bedroom conveniently located on the split-level floor next to the reception room and complemented by an adjoining shower room.



ENSUITE SHOWER ROOM Stylishly appointed with contemporary tiling, the en suite shower room comprises a fully enclosed shower cubicle, wash hand basin with vanity storage and low-level WC. Finished in a modern neutral palette, it provides a practical and attractive addition to the bedroom suite.

BEDROOM TWO A well-proportioned double bedroom conveniently located on the top floor and complemented by an adjoining shower room.

Two further bedrooms arranged over the upper floor and family bathroom.



FAMILY BATHROOM A generous double bedroom overlooking the rear garden through a sash-style window. Characterful painted original timber flooring and neutral décor create a bright and welcoming room.



GARDEN The rear garden has been thoughtfully landscaped to create an attractive and highly usable outdoor space. Immediately adjoining the house is a raised stone terrace.

DIRECTIONS: using the postcode **SL6 1XJ** you will find no. 10 about 100m down the road on the lefthand side.

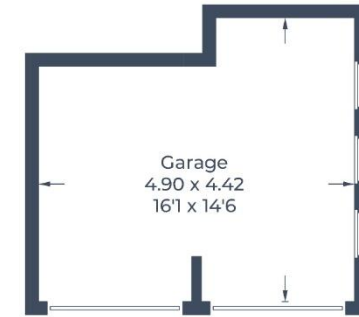
EPC BAND: E

COUNCIL TAX BAND: F

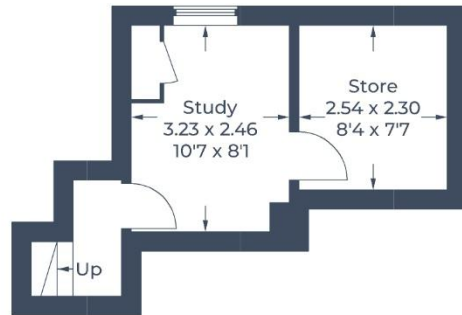
ANTI MONEY LAUNDERING (AML). All Estate Agencies, except those engaged solely in lettings work must comply with AML Regulations. As a result on agreement of a purchase you will be invited to complete a mandatory AML check at a cost of £30 plus VAT per named buyer.

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

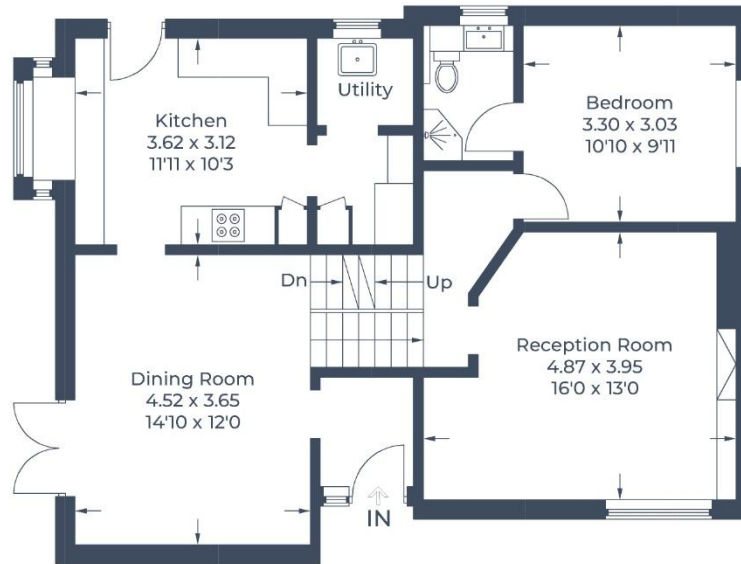
Approximate Gross Internal Area
 Ground Floor = 16.1 sq m / 173 sq ft
 First Floor = 78.0 sq m / 839 sq ft
 Second Floor = 42.4 sq m / 456 sq ft
 Garage = 19.5 sq m / 210 sq ft
 Total = 156.0 sq m / 1,678 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.