



3 Addison Court, Ray Park Avenue, Maidenhead SL6 8EF

welcome to

3 Addison Court, Ray Park Avenue, Maidenhead

A spacious ground floor two-bedroom maisonette situated in a popular Maidenhead location, offering excellent potential for buyers looking to modernise and create a home tailored to their own taste and style.

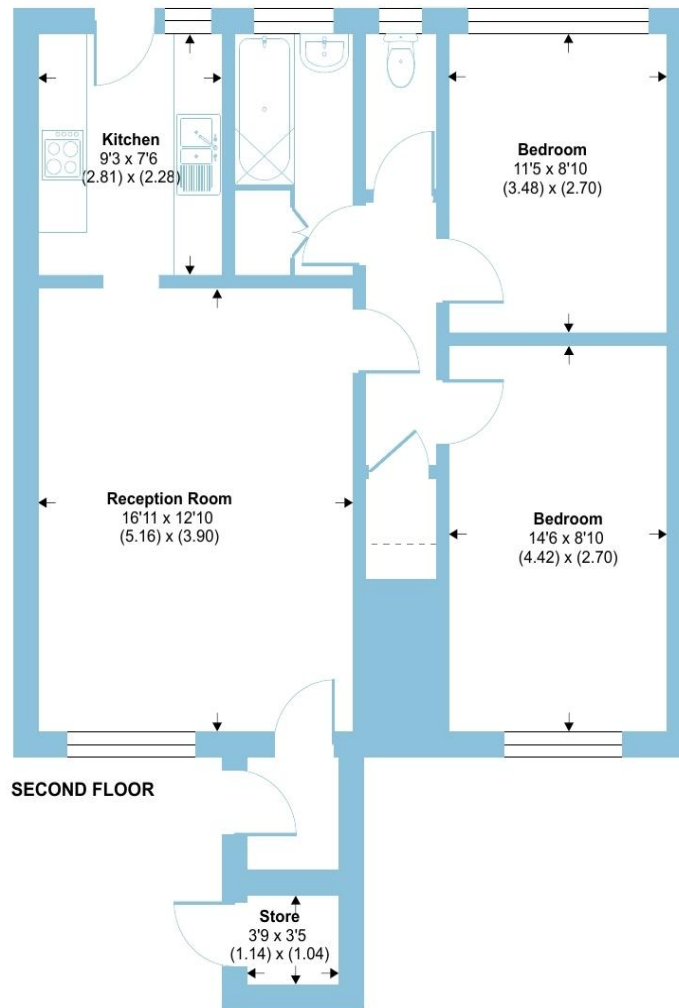


Ray Park Avenue, Maidenhead, SL6

Approximate Area = 672 sq ft / 62.4 sq m
Limited Use Area(s) = 6 sq ft / 0.5 sq m
Outbuilding = 13 sq ft / 1.2 sq m
Total = 691 sq ft / 64.1 sq m

For identification only - Not to scale

Denotes restricted head height



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Barnard Marcus. REF: 1466992



The property comprises well-proportioned accommodation throughout, including a generous reception room, separate kitchen, two good-sized bedrooms, bathroom and a separate w.c. There is also a garage located in a nearby block. While requiring some updating, the maisonette presents a fantastic opportunity for first-time buyers, investors or those seeking a rewarding refurbishment project.

A particular highlight of the property is the large rear garden, providing an impressive outdoor space rarely found with similar properties. The property also benefits from a front garden. The generous plot also offers potential to extend, subject to the necessary planning permissions, making this an exciting prospect for future improvement and added value.

Conveniently located for Maidenhead town centre, local amenities and transport links including the Elizabeth Line and within walking distance of the River Thames, this property combines space, potential and a sought-after setting, making it an excellent opportunity not to be missed.

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3 Addison Court, Ray Park Avenue

- SPACIOUS GROUND FLOOR MAISONETTE
- WELL-PROPORTIONED ACCOMMODATION THROUGHOUT
- GENEROUS RECEPTION ROOM
- TWO GOOD-SIZED BEDROOMS
- GARAGE IN BLOCK
- FRONT GARDEN & LARGE REAR GARDEN
- EXTENSION POTENTIAL, STPP
- WITHIN WALKING DISTANCE OF THE RIVER

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: None

Ground Rent: 120.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 24 Jun 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MHD123895 - 0004

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