



BYEWAYS CLOSE, KNOWL HILL
PRICE: £780,000 FREEHOLD

am ANDREW
MILSON

**HIGH BEECHES
3 BYEWAYS CLOSE
KNOWL HILL
NR MAIDENHEAD
BERKSHIRE
RG10 9YL**

PRICE: £780,000 FREEHOLD

A much improved three bedroom detached bungalow occupying wide secluded circa third acre plot in small cul de sac

Sold with current planning consent from Wokingham Borough Council (242868) to substantially enlarge to 2,842 sq ft 5 bedroom chalet.

**LARGE MAINLY LAWNED GARDENS
THREE BEDROOMS SERVED BY
ENSUITE SHOWER ROOM & FAMILY
BATHROOM: KITCHEN/DINING ROOM
LIVING ROOM WITH FIREPLACE &
GARDEN ACCESS
GENEROUS HALLWAY
LARGE BOARDED LOFT SPACE
TWO SINGLE GARAGES
FRONT GARDENS/DRIVEWAY
GAS CENTRAL HEATING TO RADIATORS
NEW FLOOR COVERINGS
NO ONWARD CHAIN**

TO BE SOLD: Set within a small cul de sac just off the Bath Road (A4) between Maidenhead and Reading, this spacious detached bungalow enjoys a large rear garden forming part of an overall plot approaching one third on an acre. The property provides three bedrooms, large L shaped kitchen/dining room, L shaped main reception area, bathroom, ensuite, large loft space, two garages and gas central heating. The property is offered with vacant possession. The location is very convenient for main road access to Maidenhead or Reading and

Twyford Railway Station and the local schools nearby include Knowl Hill Church of England Primary. The single storey accommodation comprises the following:

SHELTERED ENTRANCE

ENTRANCE HALL of spacious design with new laminate floor, storage cupboard, access to large boarded loft with ladder and light.



LIVING ROOM a bright triple aspect room with patio doors to garden, open fireplace.



KITCHEN/DINING ROOM in two linking areas being a treble aspect room with a range of modern light base and wall units with worktops incorporating

gas hob with extractor hood above and electric oven below, single drainer sink unit with mixer tap, space and plumbing for washing machine, further appliance space, gas central heating boiler, ample storage cupboards, two external doors.



BEDROOM ONE a good-sized double bedroom with front aspect, door to walk in dressing area and to

ENSUITE SHOWER ROOM with shower cubicle wash hand basin, low level wc, heated towel rail.

BEDROOM TWO a double bedroom rear aspect.

BEDROOM THREE a single bedroom with side aspect.



BATHROOM with modern white suite comprising enclosed bath with shower over & screen, pedestal basin, low-level wc, laminate floor, window.

OUTSIDE

TO THE FRONT with lawn and two driveways leading to two single **GARAGES** either side of the property.



THE REAR GARDEN is extensive, forming part of the overall plot believed to be circa third of an acre with terrace, large expanse of lawn with mature trees providing seclusion.



BOU 276 EPC BAND: TBA

COUNCIL TAX BAND: F

VIEWING Please contact our Bourne End office bourneend@andrewmilsom.co.uk or 01628 522 666.

DIRECTIONS: using the postcode **RG10 9YL** turn left off the A4 onto Knowl Hill Common and first right into Byeways Close where High Beeches is straight ahead as number 3.

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 and furnishings.

FINANCIAL SERVICES

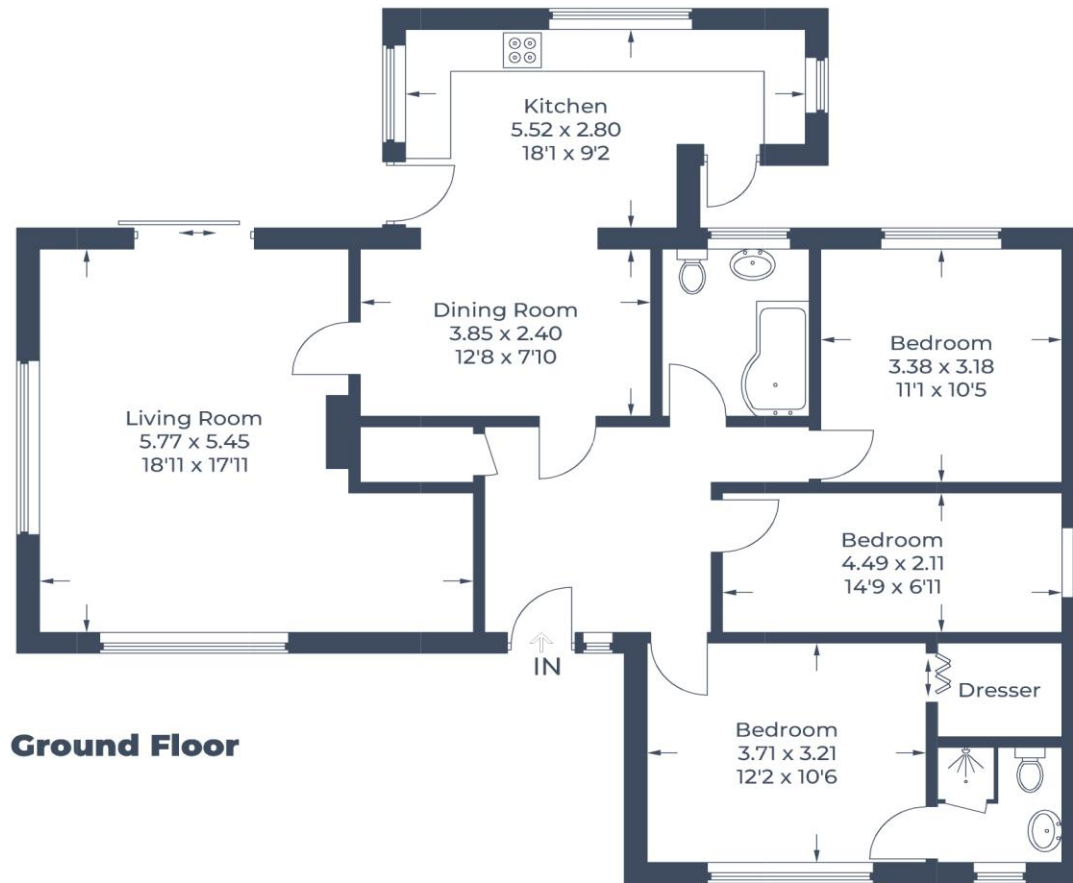
Even if you are not buying or selling through us, **Thameside Associates** can guide you through the mortgage maze. They can help you choose the Mortgage that is best suited to you. Whether it is a purchase, equity release or buy to let. They also offer Independent Investment, Pension and Insurance advice. Please call this office for further details at no obligation.

Your home is at risk if you do not maintain mortgage payments or a loan secured on it

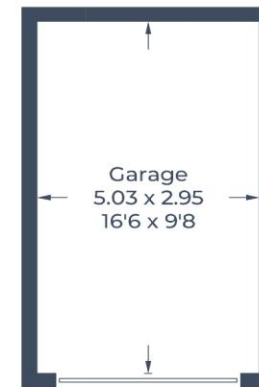
LETTING AND MANAGEMENT

We offer a comprehensive range of services for landlords. Please call 01628 523310 for further details

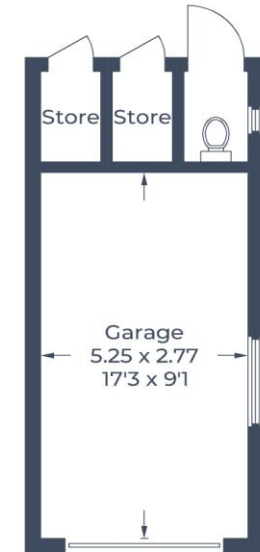
Approximate Gross Internal Area
Ground Floor = 107.4 sq m / 1,156 sq ft
Outbuildings = 30.6 sq m / 329 sq ft
Total = 138.0 sq m / 1,485 sq ft
(Excluding Stores)



Ground Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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