



GUIDE PRICE

£995,000

Rushington Avenue

Maidenhead, SL6 1BZ

PROPERTY SUMMARY

Occupying a highly desirable position at the end of an award-winning cul-de-sac, a substantial detached four-bedroom family home within short walking distance of Maidenhead town centre & Elizabeth line train station. This impressive property features a welcoming entrance hall leading to a large living/dining room, good size conservatory opening onto the garden and a kitchen/breakfast room with separate utility room. Upstairs offers a generous landing giving access to four good size bedrooms and a the four-piece family bathroom suite. Outside the property further benefits from an integral garage and driveway parking for several vehicles to the front and a generous private garden to the rear backing onto ancient woodland at Rushington Copse. Sought-after local schools are also close by along with access onto nearby motorway links including the M4 & M40. Recreational facilities are a short walk away at Braywick leisure centre with its state-of-the-art gym and Padel courts. EPC Rating D. Council Tax Band G.

4



1

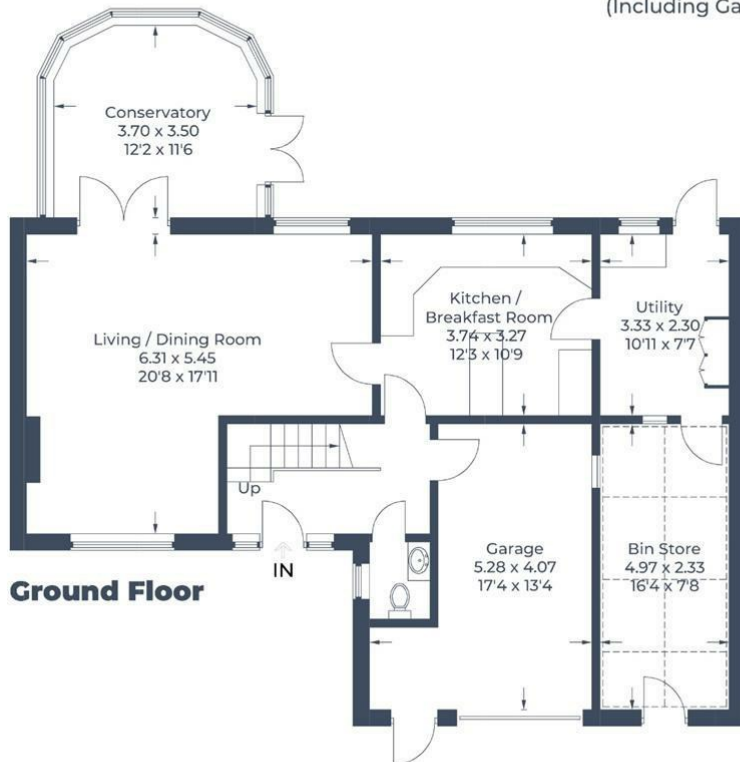


2

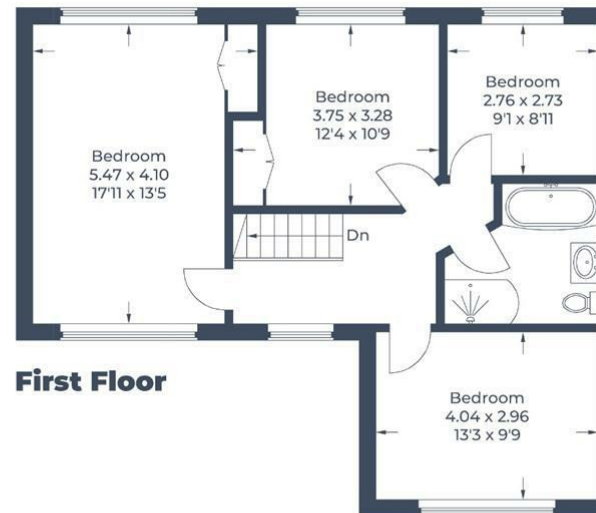




Approximate Gross Internal Area
 Ground Floor = 104.7 sq m / 1,127 sq ft
 First Floor = 69.1 sq m / 744 sq ft
 Total = 173.8 sq m / 1,871 sq ft
 (Including Garage)



Ground Floor



First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
 © CJ Property Marketing Produced for Braxton

LOCAL AUTHORITY

TENURE

Freehold

EPC RATING

D

COUNCIL TAX BAND

G

VIEWINGS

By prior appointment only

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



OFFICE ADDRESS

39-41 High Street
 Maidenhead
 Berkshire
 SL6 1JF

OFFICE DETAILS

01628 674234
 property@braxtons.co.uk
<https://www.braxtons.co.uk/>