



ALL SAINTS AVENUE, MAIDENHEAD
PRICE: £1,150,000 FREEHOLD

am ANDREW
MILSON

**96, ALL SAINTS AVENUE,
MAIDENHEAD
BERKS SL6 6LZ**

PRICE: £1,150,000 FREEHOLD

A handsome Victorian detached family home, thoughtfully extended and beautifully refurbished to provide stylish and versatile accommodation arranged over three floors. Situated on the highly regarded All Saints Avenue.

**FIVE BEDROOMS:
TWO WITH ENSUITE SHOWER ROOMS:
FAMILY BATHROOM: RECEPTION ROOM:
OPEN PLAN KITCHEN/DINING/FAMILY ROOM:
UTILITY ROOM: CLOAKROOM:
GAS CENTRAL HEATING:
BI-FOLD DOORS TO REAR GARDEN:
OFF STREET PARKING:
PERIOD FEATURES THROUGHOUT**

TO BE SOLD: This attractive red-brick Victorian home offers approximately 1,786sqft of well-appointed accommodation, successfully combining period character with contemporary family living. Particular features include the impressive open-plan kitchen/dining/family room with bespoke Daniel George kitchen, Arabescato marble worktops and bi-fold doors opening onto the landscaped rear garden. Further benefits include a reception room, five bedrooms, two ensuite shower rooms and a family bathroom.

All Saints Avenue is one of Maidenhead's most established residential roads, ideally positioned for access to the town centre's extensive shopping and leisure facilities, together with Maidenhead railway station providing fast Elizabeth Line and mainline services into London Paddington. The area is well served by a range of highly regarded state and independent schools, whilst nearby parks, sports facilities and riverside walks along the Thames provide excellent recreational opportunities.

The accommodation comprises:

COVERED PORCHWAY with composite front door and double glazed frosted glass leading to:

ENTRANCE HALL A welcoming entrance hall retaining the property's original Victorian patterned tiled flooring. Stairs rise to the first floor with useful understairs storage, whilst cast iron heritage-style radiators, high ceilings and recessed ceiling lighting combine to create an immediate sense of character. Glazed internal doors provide access to the principal reception room and the impressive open-plan kitchen/family space beyond.



RECEPTION ROOM A beautifully presented reception room featuring original dark-stained timber floorboards and an attractive antique marble fireplace. A double glazed sash-style bay window provides excellent natural light, whilst bespoke cabinetry and shelving have been fitted to either side of the chimney breast. Additional features include cast iron radiators, high ceilings and a glazed panelled door opening onto the entrance hall.



OPEN PLAN KITCHEN / DINING / FAMILY ROOM

A superb open-plan living space. Engineered oak herringbone flooring runs throughout, linking the kitchen, dining and sitting areas. The bespoke Daniel George kitchen features hand-painted in-frame shaker cabinetry, Arabescato marble worktops and splashbacks, a central island with induction hob and breakfast seating, double ovens, dishwasher, American-style fridge freezer, Quooker tap and Butler sink.

The sitting area, centred around an antique marble fireplace with inset wood-burning stove. Full-width bi-fold doors open onto the rear terrace, creating an excellent connection to the garden.



UTILITY ROOM Fitted to complement the kitchen, featuring hand-painted shaker-style cabinetry, integrated laundry appliances and a traditional Butler-style sink with brushed metal fittings. Full-height cupboards provide excellent storage, whilst chequerboard floor tiling continues into the adjoining cloakroom. A heated towel rail and external door complete the room.

CLOAKROOM Fitted with a WC and decorative wash hand basin, complemented by chequerboard floor tiling and a double glazed window providing natural light.

FIRST FLOOR:

LANDING A bright and spacious landing with staircase rising to the second floor and doors leading to all first-floor accommodation.

BEDROOM ONE A superb principal bedroom positioned at the front of the property and enjoying excellent natural light through twin sash-style windows. Character features include an attractive ornamental fireplace and original dark-stained timber flooring.



ENSUITE SHOWER ROOM Beautifully appointed with a walk-in shower, wash hand basin and WC. A Velux rooflight provides natural light and ventilation.

BEDROOM TWO A well-proportioned double bedroom overlooking the rear garden through a double-glazed sash-style window and benefiting from its own ensuite shower room.



BEDROOM THREE 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.



FAMILY BATHROOM Beautifully presented and fitted with a white suite comprising panel-enclosed bath with shower over, WC and an elegant freestanding marble wash hand basin. Attractive chequerboard floor tiling.



SECOND FLOOR LANDING A staircase rises to the second floor where doors lead to two further rooms, providing flexible accommodation ideal for growing families, guests or those working from home.

BEDROOM FOUR A spacious double bedroom occupying the front of the property with attractive vaulted ceilings, fitted storage within the eaves and a sash-style window overlooking the front aspect.

DIRECTIONS: using SL6 6LZ you will find 96 halfway down the Avenue.

EPC: D, COUNCIL TAX BAND: F



BEDROOM FIVE A useful additional room enjoying both a sash-style window and Velux rooflight, creating a bright and airy space.

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.



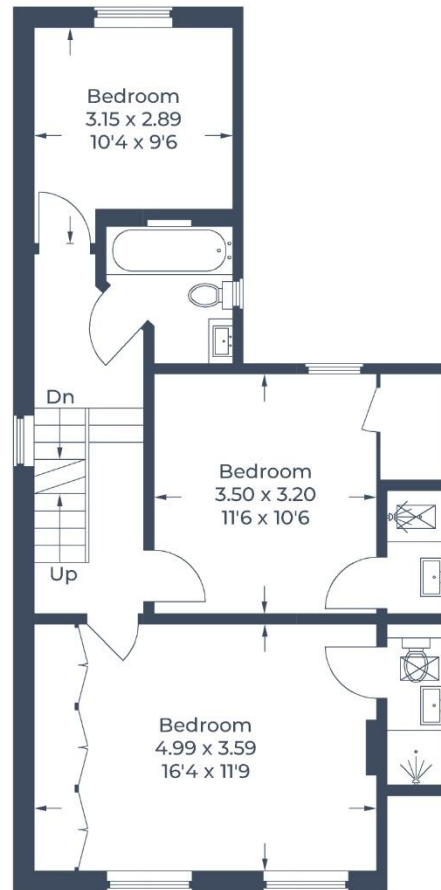
ANTI MONEY LAUNDERING (AML). All Estate Agencies, except those engaged solely in lettings work must comply with AML Regulations. As a result on agreement of a purchase you will be invited to complete a mandatory AML check at a cost of £30 plus VAT per named buyer.

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.

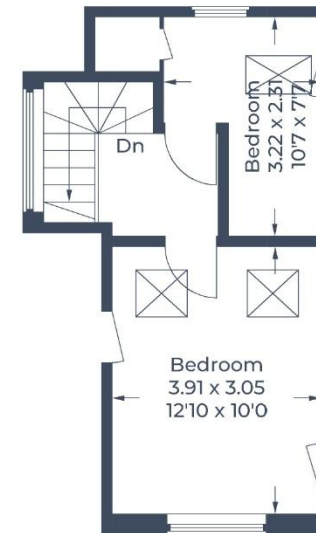
Approximate Gross Internal Area
Ground Floor = 84.6 sq m / 911 sq ft
First Floor = 56.9 sq m / 612 sq ft
Second Floor = 24.4 sq m / 263 sq ft
Total = 165.9 sq m / 1,786 sq ft



Ground Floor



First Floor



Second Floor

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

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