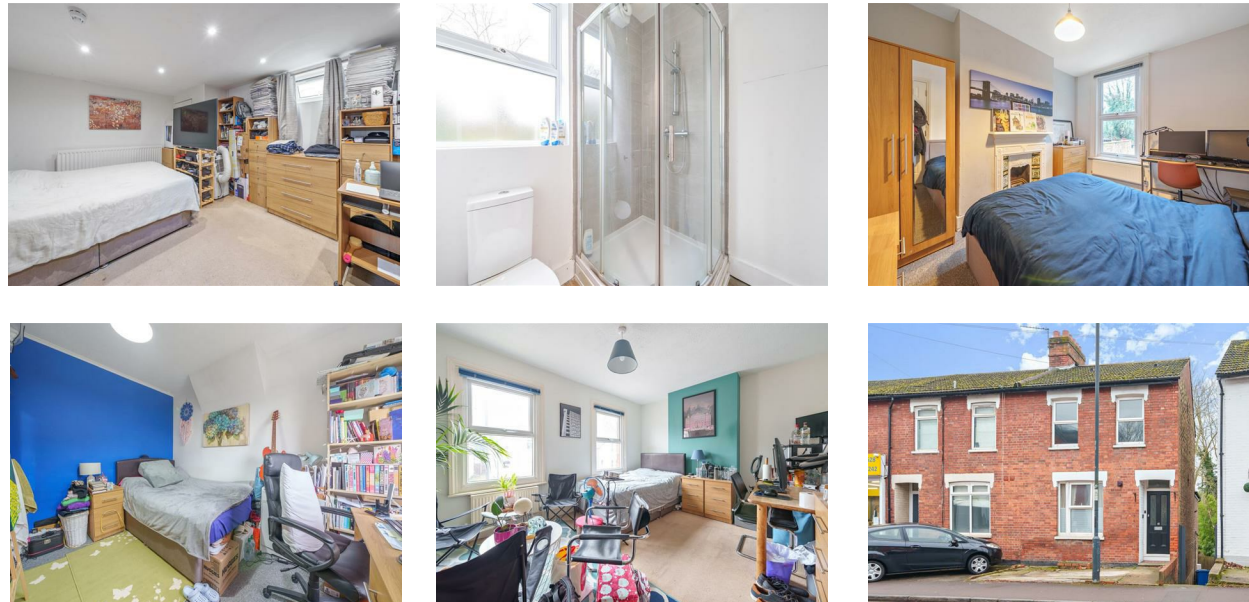
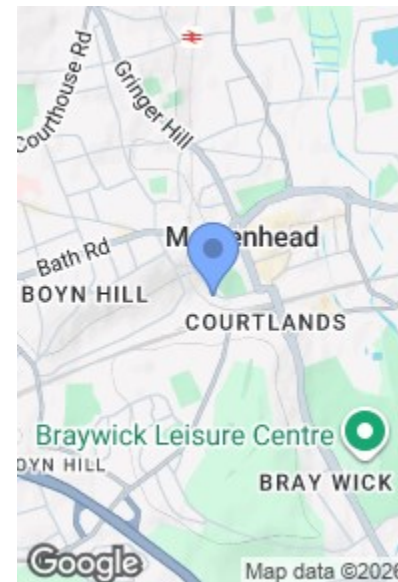
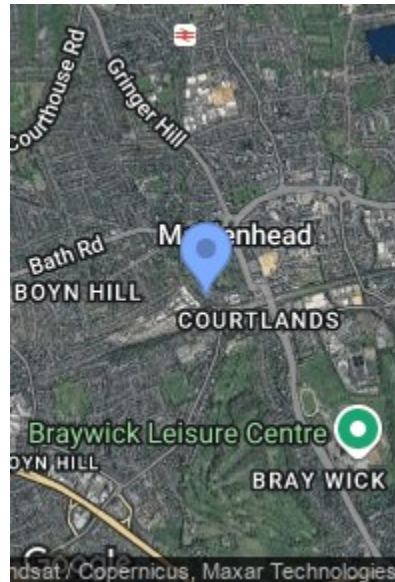
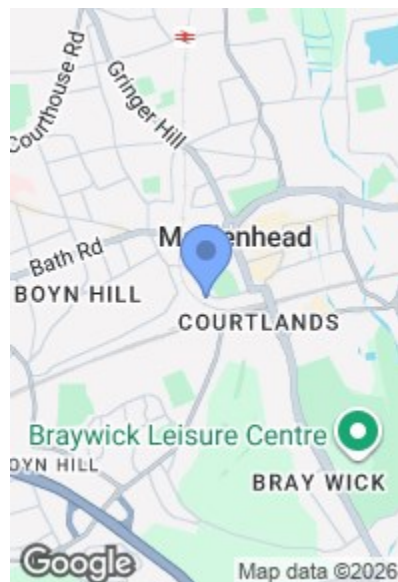




ROAD MAP

HYBRID MAP

TERRAIN MAP



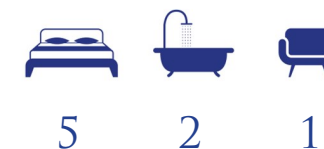
GRENFELL ROAD, MAIDENHEAD SL6  
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| A (92 plus)                                 |                         | 84        |
| B (81-91)                                   |                         |           |
| C (69-80)                                   |                         |           |
| D (55-68)                                   | 62                      |           |
| E (39-54)                                   |                         |           |
| F (21-38)                                   |                         |           |
| G (1-20)                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |





## MAIN FEATURES

- No Onward Chain
- Character Property
- Five Bedrooms
- Currently Being Used As A HMO (Annual Rent Of £39,000 Approx.)
- Sizeable Rear Garden
- Walking Distance Of Local Amenities
- Walking Distance Of Train Station

## FULL DETAILS

### Entrance Hallway

Enter via front door, cupboard, stairs leading to the first floor and stairs leading to the lower ground floor. Laminate flooring.

### Reception Room/Bedroom Three

11'9 x 11'5 (3.58m x 3.48m)

Feature fireplace and carpet flooring.

### Bedroom Four

11'7 x 9'7 (3.53m x 2.92m)

Feature fireplace and carpet flooring.

### Shower Room

Shower cubicle, wash hand basin and low level WC.

### Shower Room

Shower cubicle, wash hand basin and low level WC.

### Lower Ground Floor - Bedroom Two

15'0 x 11'1 (4.57m x 3.38m)

Front aspect and carpet flooring.

### Dining Room

14'7 x 10'10 (4.45m x 3.30m )

Understairs storage, tiled flooring and door leading to the rear garden.

### Kitchen

11'5 x 8'10 (3.48m x 2.69m)

Range of base and eye level units, sink, rangemaster cooker with extractor fan, washing machine, tumble dryer and dishwasher. Partly tiled walls and tiled flooring.

### First Floor Landing

Carpet flooring.

### Bedroom One

15'2 x 11'5 (4.62m x 3.48m)

Front aspect and carpet flooring.

### Bedroom Five

11'7 x 9'5 (3.53m x 2.87m)

Rear aspect and carpet flooring.

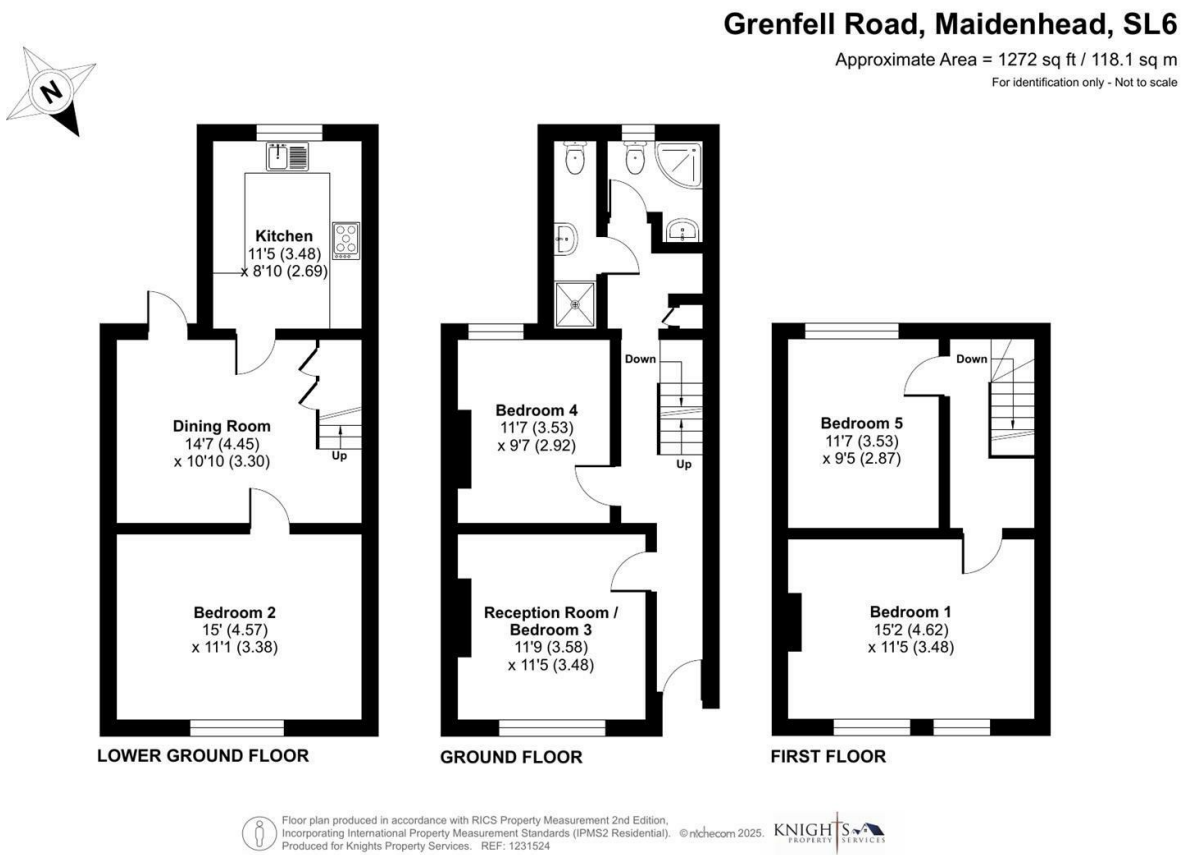
### To The Rear

Mainly laid to lawn with patio area and shed.

### Council Tax

Band C.

## FLOORPLAN



## GRENFELL ROAD, MAIDENHEAD SL6

KNIGHTS PROPERTY SERVICES **\*\*NO ONWARD CHAIN\*\*** New to the market for sale is this character town house, which is situated in the heart of Maidenhead town centre. The flexible accommodation boasts a kitchen, dining room, two shower rooms, reception room/bedroom and a further four good-size bedrooms. An additional feature to note is the spacious rear garden. It is currently being used as a HMO with an annual rent of approximately £39,000 with the opportunity to increase some of the rents. However this can easily be converted back to a family home. The home, which is being sold with no onward chain, is also ideally situated for easy access to London via the M4. Maidenhead shopping centre is within a short walk and boasts a wide variety of shops and leisure facilities as well as a cinema. Maidenhead train station is within walking distance with direct links to London.