



GUIDE PRICE

£1,250,000

Laychequers Meadow

Maidenhead, SL6 0BF

PROPERTY SUMMARY

An opportunity to acquire this stunning FOUR-BEDROOM, THREE-BATHROOM, detached family home built to an EXCEPTIONAL SPECIFICATION by Berkeley Homes in 2019. Situated on this AWARD-WINNING Riverside Development with its beautiful 19-ACRE Country Park, the property features AIR CONDITIONING throughout all principal living areas. The ground floor boasts a LARGE OPEN PLAN "hub of the house" Kitchen/Dining/Family Room leading to the generous rear garden, alongside a separate front-facing Study. Further features include a first floor living room with balcony access, a beautiful main bedroom suite with bath and shower, a spacious en-suite guest room, and two further bedrooms. Early viewing is highly recommended to appreciate this premium home.

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Approximate Gross Internal Area
 Ground Floor = 102.6 sq m / 1,104 sq ft
 First Floor = 69.6 sq m / 749 sq ft
 Second Floor = 44.9 sq m / 483 sq ft
 Total = 217.1 sq m / 2,336 sq ft
 (Including Garage / Excluding Void)



Ground Floor



First Floor



Second Floor

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

TENURE

Freehold

EPC RATING

B

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	85	91
(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



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