



GUIDE PRICE

£595,000

Farm Road

Maidenhead, SL6 5JD

PROPERTY SUMMARY

NEWLANDS CATCHMENT - An opportunity to acquire this THREE-BEDROOM semi-detached residence which occupies a CORNER PLOT position, offering SCOPE for Extension/Refurbishment, subject to the necessary planning/building consents being obtained. The property is conveniently located for Newlands School for Girls, acres of National Trust Land at Maidenhead Thickett and local shops. Features include a separate living & dining/family room, kitchen with direct access onto the rear garden downstairs cloakroom and a large garage which could possibly be converted as a gym/home office or a den, subject to the necessary consents being obtained. NO CHAIN

3

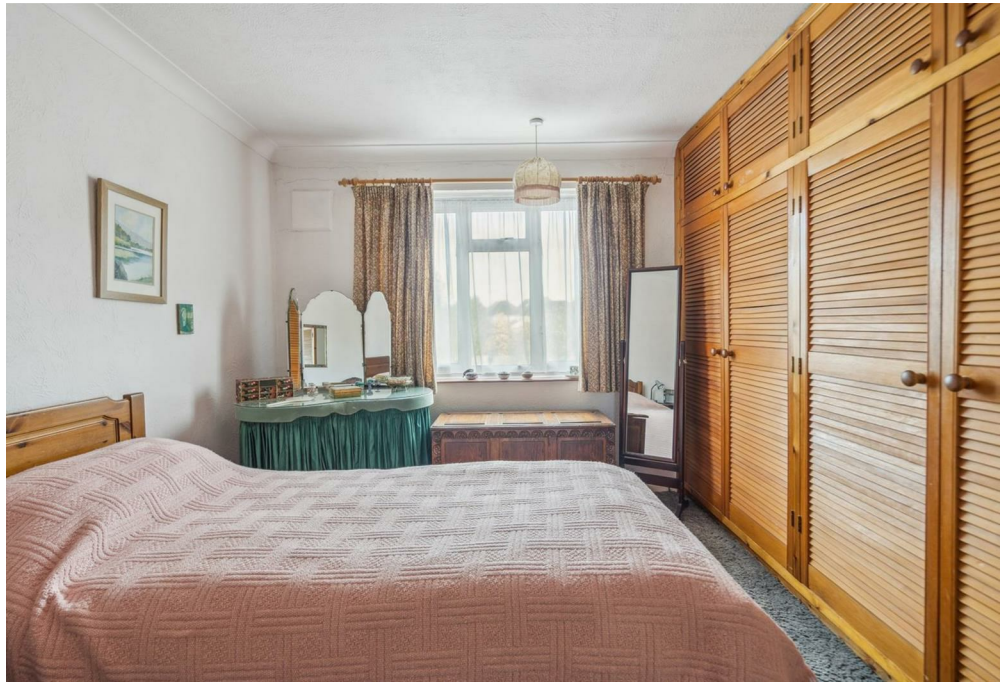


1



2





Approximate Gross Internal Area
 Ground Floor = 56.7 sq m / 610 sq ft
 First Floor = 39.6 sq m / 426 sq ft
 Garage = 25.0 sq m / 269 sq ft
 Total = 121.3 sq m / 1,305 sq ft

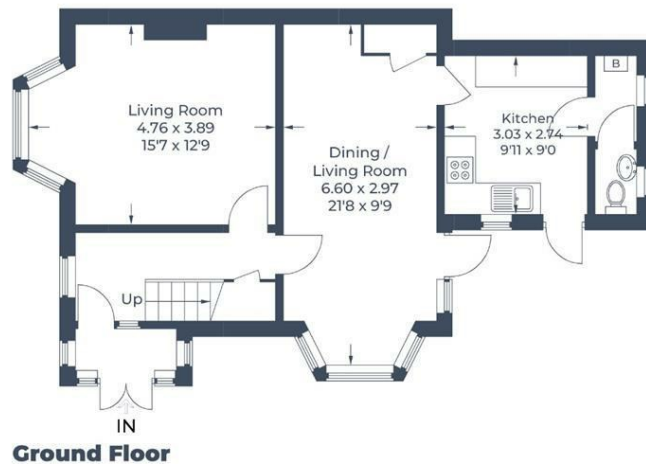


Illustration for identification purposes only,
 measurements are approximate, not to scale.
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LOCAL AUTHORITY

TENURE

Freehold

EPC RATING

COUNCIL TAX BAND

E

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



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