



PRICE GUIDE

**£925,000**

**Auckland Close**

Maidenhead, SL6 8QB

## PROPERTY SUMMARY

Nestled in the tranquil cul-de-sac of Auckland Close, Maidenhead, this splendid detached house offers a perfect blend of comfort and convenience. Just a short distance of approximately 0.8 miles from the mainline railway station, which provides direct access to Paddington and the Elizabeth Line, this property is ideally situated between the picturesque River Thames and the vibrant town centre.

This delightful family home boasts an impressive five bedrooms, ensuring ample space for family living or guests. The principal bedroom is particularly noteworthy, featuring a spacious en-suite shower room that adds a touch of luxury. In addition to the en-suite, there are four further well-proportioned bedrooms, complemented by a family bathroom and an additional shower room, catering to the needs of a busy household.

The heart of the home is undoubtedly the modern kitchen, which seamlessly opens into the dining room, creating an inviting space for family meals and entertaining. The large living room provides a generous area for relaxation and social gatherings, while a versatile study/family room offers the perfect spot for work or leisure.

With its thoughtful layout and ample living accommodation, this property is an ideal choice for families seeking a comfortable and stylish home in a desirable location.

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## KEY POINTS

- 5 bedrooms, 3 bathrooms
- Modern kitchen, dining room
- Large living room, study
- Spacious en-suite shower
- Detached family home
- Cul-de-sac location
- Near River Thames & The Town Centre
- 0.8 miles to mainline railway station (Paddington/Elizabeth Line)
- EPC Rating D / Council Tax Band F
- Viewing recommended





**LOCAL AUTHORITY**  
**TENURE**  
 Freehold  
**EPC RATING**  
 D  
**COUNCIL TAX BAND**  
 F

Approximate Floor Area = 199.84 Square meters / 2151.05 Square feet  
 Garage & Storage Area = 36.56 Square meters / 393.53 Square feet  
 Total Area = 236.40 Square meters / 2544.58 Square feet

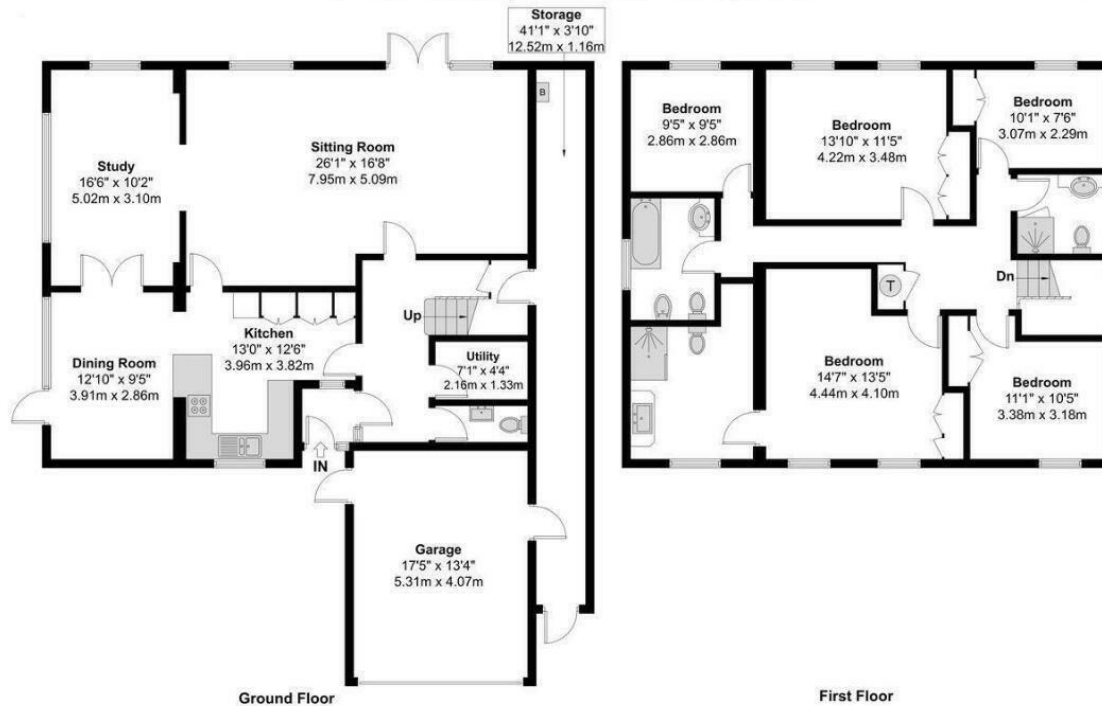


Illustration for identification purposes only.

| 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 |           |

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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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