



Braxton

ASKING PRICE

£295,000

Northfield Road

Maidenhead, SL6 7JP

PROPERTY SUMMARY

Nestled in a tranquil cul-de-sac on Northfield Road, Maidenhead, this charming one-bedroom FREEHOLD HOUSE presents a wonderful opportunity for both first-time buyers and investors alike. Spanning an inviting 549 square feet, the property boasts a well-designed layout that maximises space and comfort.

This delightful home has been thoughtfully maintained and is ready for you to move in without delay, as it comes with the added benefit of no onward chain. The reception room offers a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. The bedroom is a peaceful retreat, while the bathroom is conveniently located to serve both residents and visitors.

One of the standout features of this property is the ENCLOSED PRIVATE REAR GARDEN, providing a serene outdoor space for gardening, al fresco dining, or simply enjoying the fresh air. The garden is a perfect extension of the living space, ideal for those who appreciate a touch of nature at home.

The location is particularly advantageous, with North Town Moor just a stone's throw away, offering approximately 4 hectares of lush green open space for leisurely walks or picnics. Additionally, local shops and the town centre are within easy reach, ensuring that all your daily needs are met. For commuters, Maidenhead Mainline Railway Station is conveniently located approximately one mile away, providing swift access to London Paddington and the Elizabeth Line.

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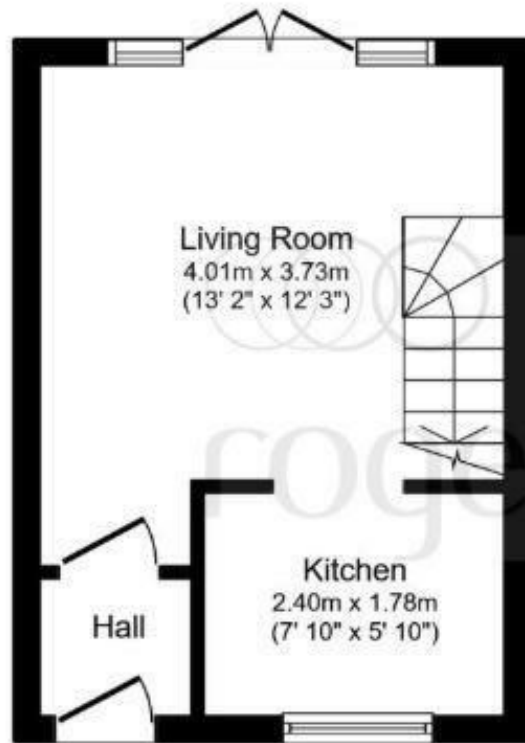
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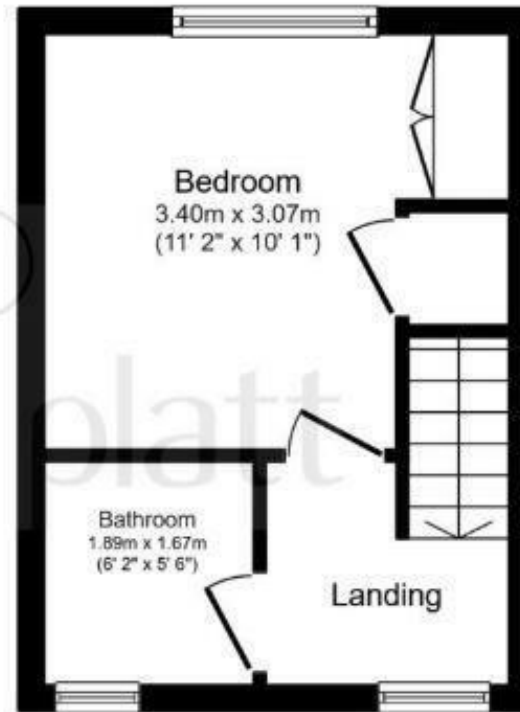
- Delightful one-bedroom house
- Freehold property, no chain
- Private enclosed rear garden
- EPC Rating C / Council Tax Band C
- Close to North Town Moor
- Near Maidenhead Railway Station
- Convenient for local shops
- Easy access to town centre
- Well-presented
- Maintenance of Communal Areas - £176.73 P.A







Ground Floor



First Floor

Total floor area 38.0 sq. m. (409 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection/s. Plan

LOCAL AUTHORITY
TENURE
 Freehold
EPC RATING
 C
COUNCIL TAX BAND
 C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(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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