



GUIDE PRICE

£500,000

Smithfield Road

Maidenhead, SL6 3NP

PROPERTY SUMMARY

A very well-presented two double bedroom Semi-Detached Chalet Style Bungalow that has been the subject of considerable improvement by the present owners to provide spacious living accommodation featuring an extended L-shape living/dining room with double doors leading onto the large south-facing rear garden, modern fitted kitchen, family bathroom and driveway parking. Located on a popular residential road within a short drive to Maidenhead town centre & train station(Elizabeth line), this immaculate home also offers further scope for extension STPP. EPC RATING E.

2



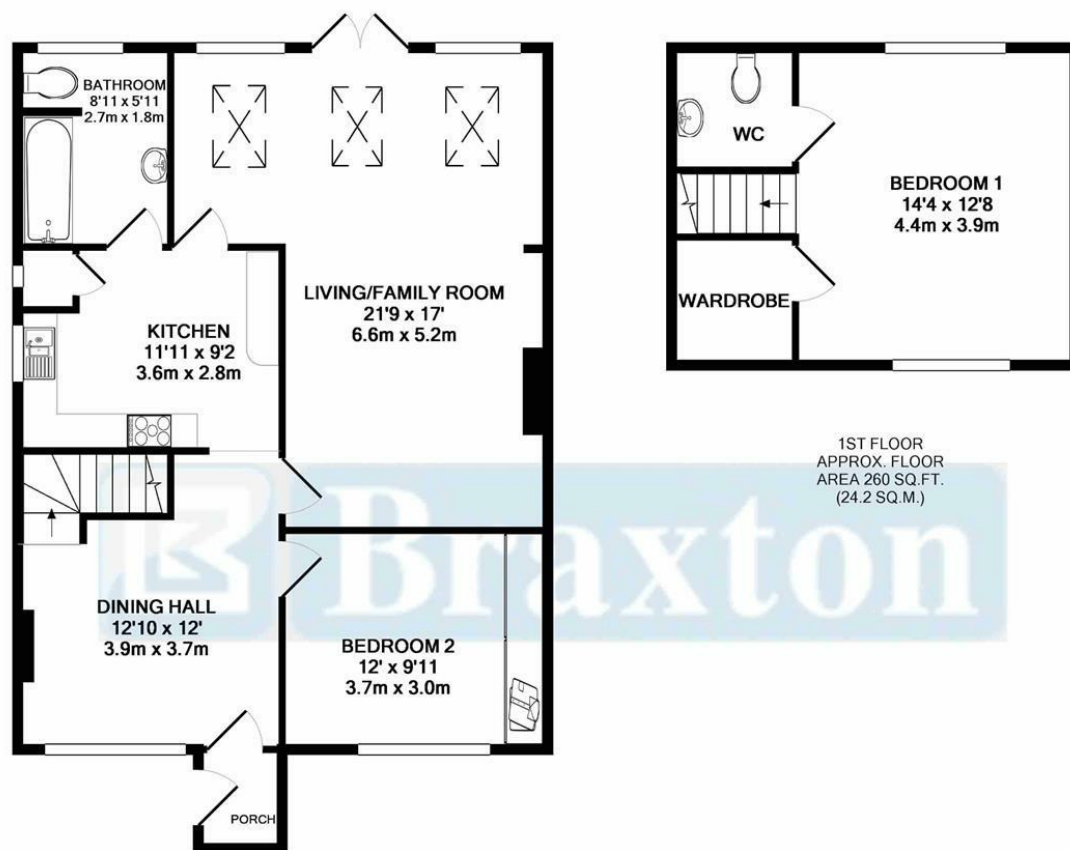
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GROUND FLOOR
APPROX. FLOOR
AREA 764 SQ.FT.
(71.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1024 SQ.FT. (95.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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LOCAL AUTHORITY

TENURE

Freehold

EPC RATING

E

COUNCIL TAX BAND

D

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	49	71
(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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