



**22 The Pagoda, Maidenhead, Berkshire SL6 8EU**

## 22 THE PAGODA, MAIDENHEAD, BERKSHIRE SL6 8EU

**GUIDE PRICE: £795,000**  
**FREEHOLD**

### Internal

Entering the property, you are welcomed to a bright hall with access to a cloakroom, spacious 22ft lounge with floor to ceiling windows and a magnificent hub-of-the-house kitchen/dining room with tri-fold doors leading out to the rear garden. Upstairs there is a master bedroom with en-suite shower room, three further spacious bedrooms and family bathroom. The large loft is part-floored with potential to convert into 2/3 further rooms (STPP).

### External

There is a generous, well-maintained rear garden with patio area, garage and driveway parking for three cars.

### Location

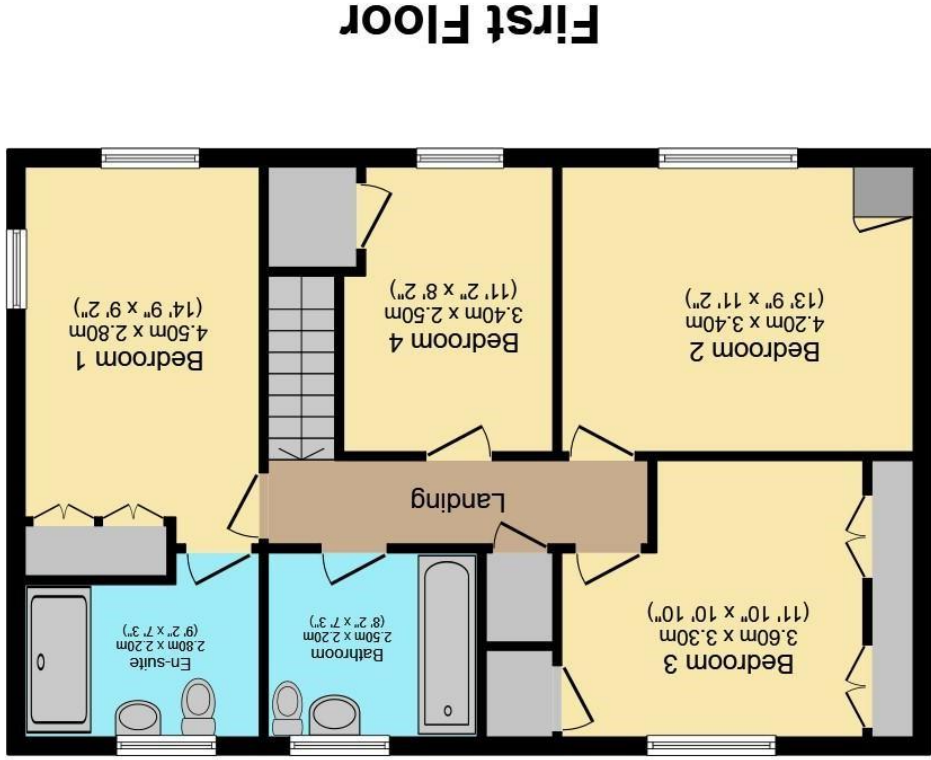
The property is located in the popular Riverside area of Maidenhead, a short distance from the River Thames at Boulters Lock and within easy reach of the town centre and mainline railway station (Paddington/Elizabeth Line).

**\*ENTRANCE HALL \*CLOAKROOM \*22FT LOUNGE WITH FLOOR TO CEILING WINDOWS \*MAGNIFICENT KITCHEN/DINING ROOM \*MASTER BEDROOM WITH EN-SUITE SHOWER ROOM \*THREE FURTHER BEDROOMS \*FAMILY BATHROOM \*SPACIOUS PART-FLOORED LOFT WITH POTENTIAL TO CONVERT (STPP) \*GENEROUS WELL-MAINTAINED REAR GARDEN WITH PATIO AREA \*GARAGE \*DRIVEWAY PARKING FOR THREE CARS \*EPC RATING D \*NO ONWARD CHAIN Council Tax Band F – currently £2116.54 per annum**





Total floor area 156.2 sq.m. (1,681 sq.ft.) approx



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, furnishings and appliances. Whilst these particulars are believed to be correct their accuracy is not guaranteed and are given without responsibility. They do not form part of any contract.



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