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GUIDE PRICE: £530,000 FREEHOLD

10 CEDARS ROAD, MAIDENHEAD, BERKSHIRE SL6 1RY

A three/four bedroom semi-detached period house within a very short walking distance of the town centre and mainline railway station (Elizabeth Line). This spacious family home features a good size living room, dining room, fitted kitchen, three first floor bedrooms, family bathroom and a large converted loft room which could be used as a fourth bedroom. Outside offers driveway parking for two vehicles and a private west facing rear garden featuring a large timber building with power & lighting, ideal for use as a home office/gym etc. This charming property further benefits from planning permission for a ground floor rear extension – ref 22/01602/PDX.

***SEMI-DETACHED CHARACTER PROPERTY *THREE/FOUR BEDROOMS *BATHROOM
*FITTED KITCHEN *TWO RECEPTION ROOMS *WEST FACING REAR GARDEN *LARGE
TIMBER HOME OFFICE & SHED *DRIVEWAY PARKING FOR TWO VEHICLES *VERY SHORT
WALK TO TOWN & STATION *PLANNING PERMISSION FOR A GROUND FLOOR REAR
EXTENSION *EPC RATING TBC**

DIRECTIONS for SAT NAV: SL6 1RY

Council Tax Band C – currently £1302.49 per annum

ACCOMMODATION

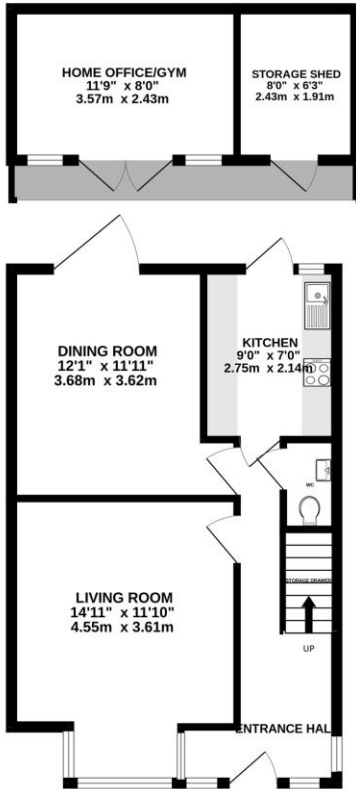




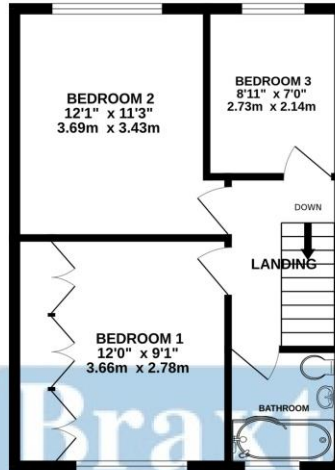
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, furnishings and appliances. 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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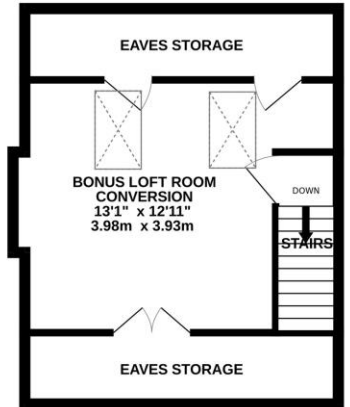
GROUND FLOOR
599 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



2ND FLOOR
347 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA: 1360 sq.ft. (126.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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