



**2 Folly Hill Gardens, Maidenhead, Berkshire SL6 1PG**

**2 FOLLY HILL GARDENS  
MAIDENHEAD  
BERKSHIRE SL6 1PG**

**GUIDE PRICE: £795,000  
FREEHOLD**

Occupying a small select courtyard development within walking distance of local shops and restaurants and ideal for the commuter with its close proximity to the mainline railway station (Paddington/Future Crossrail Network). A stunning four bedroom family home presented in excellent decorative order featuring a 'hub of the house' kitchen/dining/family room with bi-fold doors leading out onto the rear garden, master bedroom with en-suite and balcony, three further bedrooms and two further bath/shower rooms. Outside there is a low maintenance rear garden and driveway parking for two vehicles. NO ONWARD CHAIN.

**\*ENTRANCE HALL \*CLOAKROOM \*STUDY  
\*STUNNING KITCHEN/DINING/FAMILY ROOM  
\*FIRST FLOOR RECEPTION ROOM \*MASTER  
BEDROOM WITH EN-SUITE & BALCONY  
\*GUEST BEDROOM WITH EN-SUITE \*TWO  
FURTHER BEDROOMS \*FAMILY BATHROOM  
\*LOW-MAINTENANCE REAR GARDEN  
\*DRIVEWAY PARKING FOR TWO VEHICLES  
\*NO ONWARD CHAIN \*EPC RATING B**

Directions for SAT NAV: SL6 1PG

Council tax band F – currently £2250.93 per annum





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.

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

For Illustration Purposes Only - Not To Scale

Approx. Gross Internal Area 1632 Sq Ft - 151.62 Sq M

