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GUIDE PRICE: £637,000 FREEHOLD

51 DERWENT DRIVE, MAIDENHEAD, BERKSHIRE SL6 6LE

An opportunity to acquire a delightful three bedroom detached family house, situated in this mature residential road which is conveniently located for Maidenhead Town Centre and within approx. one mile of the mainline railway station (Paddington/Elizabeth Line). The property features an L-shaped living/dining room, kitchen, generous rear garden, three good size bedrooms, a refitted bathroom and offers great scope for extension, subject to the necessary planning/building consents being obtained and is offered for sale with NO ONWARD CHAIN.

*CLOAKROOM *KITCHEN *L-SHAPED LIVING/DINING ROOM *THREE GOOD SIZE BEDROOMS
*RE-FITTED BATHROOM *GAS HEATING & DOUBLE GLAZING *GENEROUS REAR GARDEN
*ATTACHED GARAGE *DRIVEWAY PARKING *NO ONWARD CHAIN *EPC RATING C

DIRECTIONS for SAT NAV: SL6 6LE

Council Tax band E – currently £1906.63 per annum

ACCOMMODATION



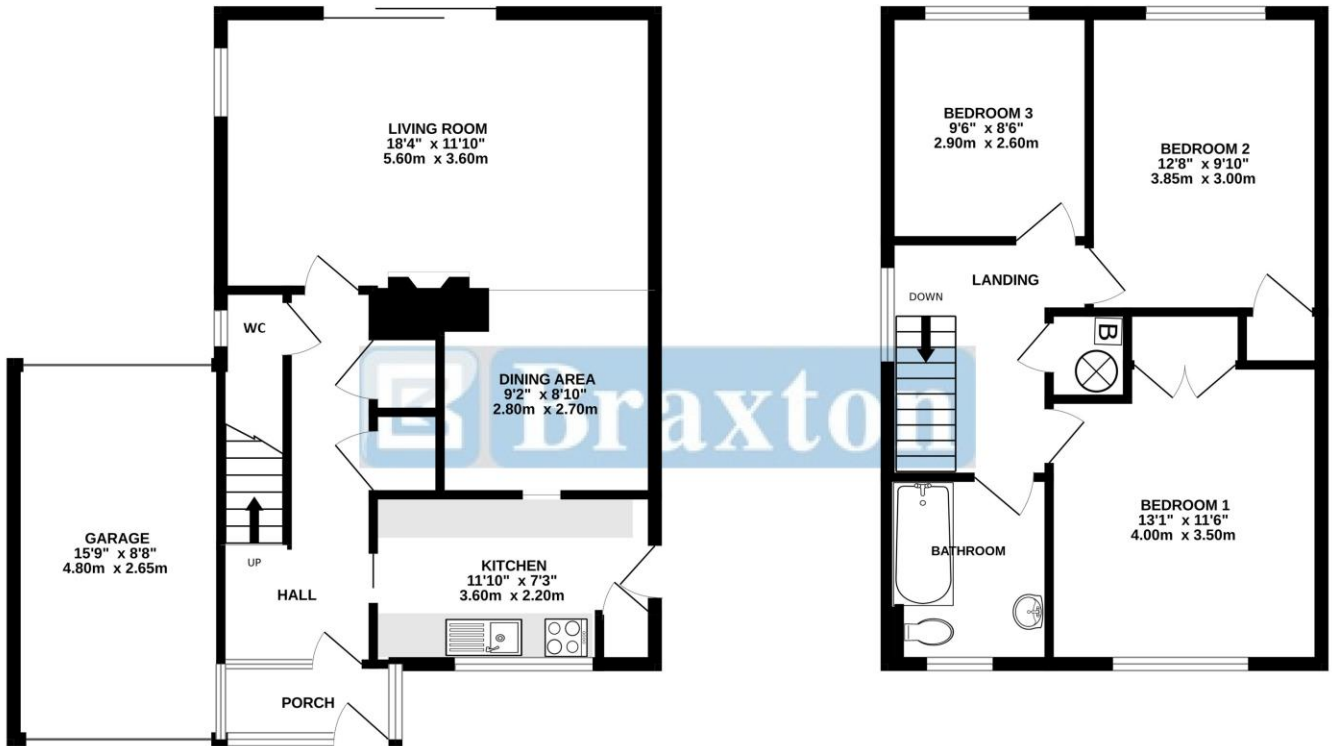


For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, furnishings and appliances.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

MW3944

GROUND FLOOR
655 sq.ft. (60.8 sq.m.) approx.

1ST FLOOR
503 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 1158 sq.ft. (107.6 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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