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## GUIDE PRICE: £500,000 FREEHOLD

### 4 GAINSBOROUGH DRIVE, MAIDENHEAD, BERKSHIRE, SL6 3YN

Located in a popular cul-de-sac location, close to schools and local amenities, a well-presented three bedroom semi detached house offering well-proportioned accommodation throughout. The property has been renovated by the current owners, offering a modern fitted kitchen, spacious living/ dining room, play room, study, w/c, three good sized bedrooms, family bathroom with shower, private and enclosed rear garden and driveway parking. The property is also conveniently located close to Maidenhead town centre and within 1.5 miles of the mainline railway station (Paddington/ Elizabeth Line).

- Desirable cul-de-sac location
  - Modern fitted kitchen
  - Spacious living/ dining room
  - Study
  - Play room
  - W/C
  - Three good sized bedrooms
  - Contemporary family bathroom with shower
  - Private rear garden
  - Driveway parking
- \*EPC rating C \*Council Tax Band E – currently £1904.63 per annum



## ACCOMMODATION

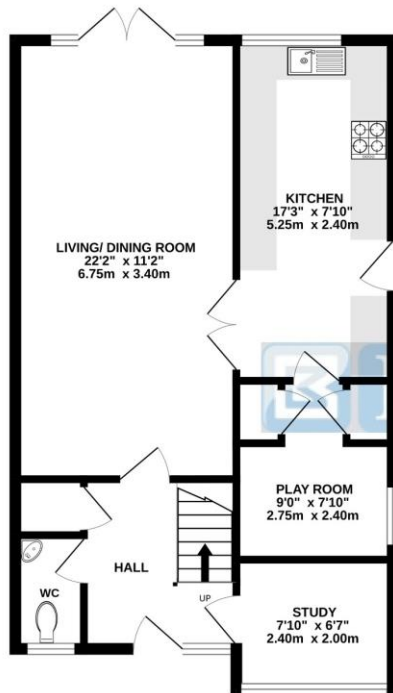




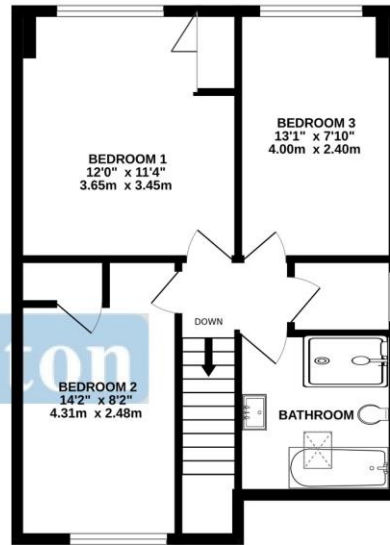
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, furnishings and appliances.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



GROUND FLOOR  
603 sq.ft. (56.0 sq.m.) approx.



1ST FLOOR  
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA: 1092 sq.ft. (101.4 sq.m.) approx.

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