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GUIDE PRICE: £750,000 FREEHOLD

48 FORLEASE ROAD, MAIDENHEAD, BERKSHIRE, SL6 1SD

Located in the heart of Maidenhead town centre within a short walk of the mainline railway station (Elizabeth line), a substantial four-bedroom detached character property offering great scope for extension(STPP). The property could now benefit from some cosmetic modernisation and comprises a generous sitting room and dining room, impressive living room with feature bay window and French doors onto the rear garden, kitchen/breakfast room & two bath/shower rooms. Outside offers driveway parking with a detached single garage and a large westerly facing mature rear garden. The property also falls within walking distance and catchment for the sought after Oldfield school.

***SUBSTANTIAL DETACHED CHARACTER PROPERTY *LARGE ENTRANCE HALL & WC *THREE RECEPTION ROOMS *KITCHEN/BREAKFAST ROOM *FOUR BEDROOMS *TWO BATH/SHOWER ROOMS *LARGE WESTERLY FACING REAR GARDEN *DRIVEWAY PARKING *DETACHED GARAGE *TOWN CENTRE LOCATION *OLDFIELD SCHOOL CATCHMENT *EPC RATING D**

Council Tax Band E – currently £1904.63 per annum

ACCOMMODATION

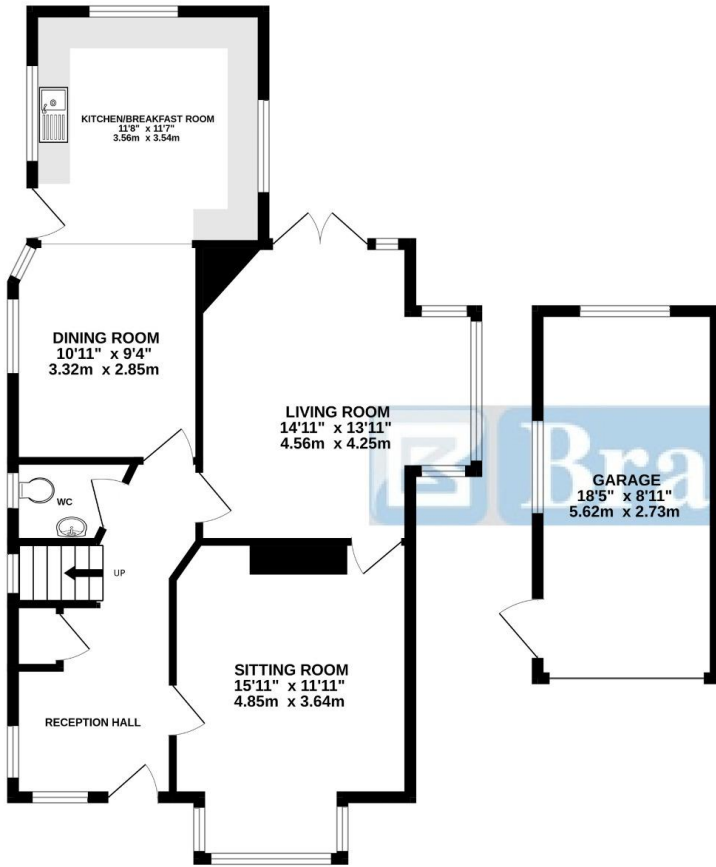




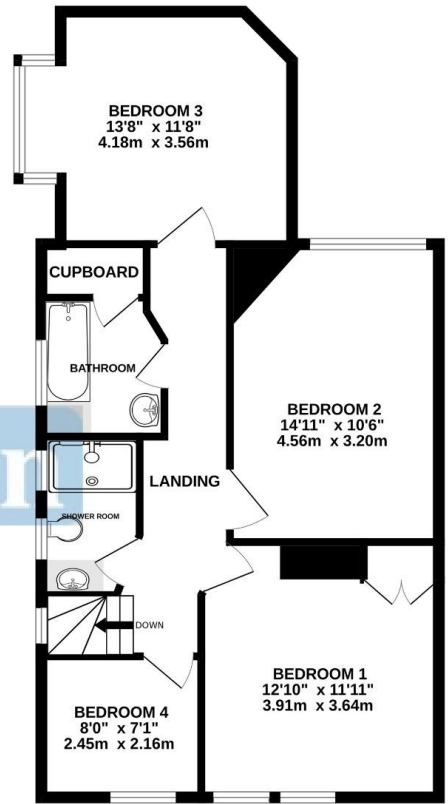
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, furnishings and appliances.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

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GROUND FLOOR
891 sq.ft. (82.8 sq.m.) approx.



1ST FLOOR
686 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA : 1578 sq.ft. (146.6 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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