



32 Brunel Road, Maidenhead SL6 2RP

welcome to

32 Brunel Road, Maidenhead

This two bedroom first floor purpose-built maisonette is ideally situated in a popular residential location within easy reach of the town centre's shops, restaurants, bars, coffee shops and mainline station, offering swift and convenient access to London.



Brunel Road, Maidenhead, SL6

Approximate Area = 491 sq ft / 45.6 sq m

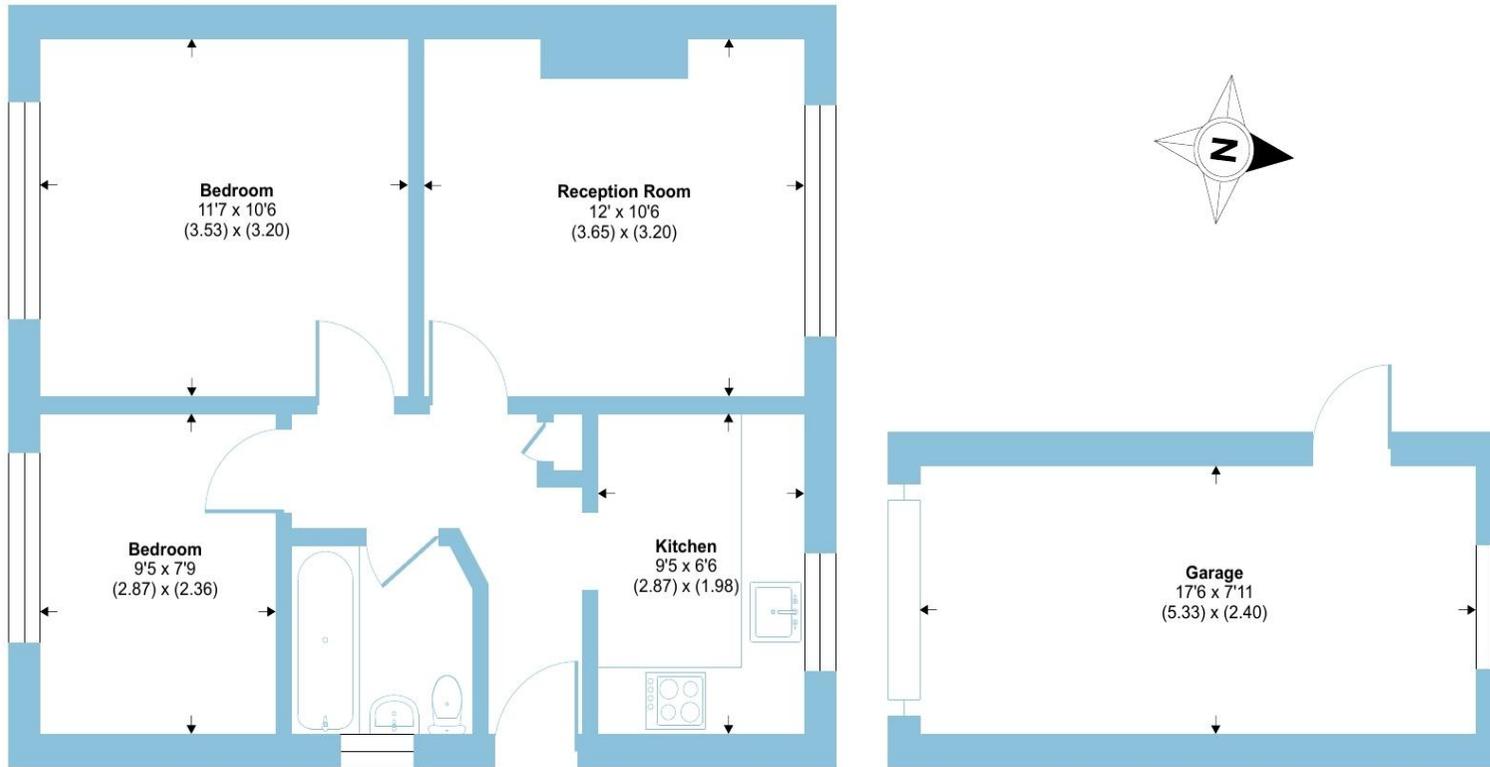
Garage = 138 sq ft / 12.8 sq m

Total = 629 sq ft / 58.4 sq m

For identification only - Not to scale

Accessed via its own private front door, stairs lead to a welcoming lobby area and through to a spacious living room filled with natural light. The fitted kitchen provides ample storage and workspace, while both bedrooms are well-proportioned and the bathroom completes the internal layout.

Outside, the property benefits from a private rear garden — perfect for relaxing or entertaining and there is driveway parking and the additional advantage of a garage. Offered with no onward chain, this home presents an excellent opportunity for first-time buyers, downsizers or investors. The seller will extend the lease upon completion, ensuring long-term peace of mind for the new owner.



GROUND FLOOR

welcome to

32 Brunel Road, Maidenhead

- PURPOSE BUILT FIRST FLOOR MAISONETTE
- TWO BEDROOMS
- DRIVEWAY AND GARAGE
- PRIVATE ENTRANCE
- PRIVATE REAR GARDEN
- LEASE EXTENSION UPON COMPLETION
- EASY ACCESS TO TOWN CENTRE & STATION
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 560.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£300,000



Please note the marker reflects the postcode not the actual property

check out more properties at rogerplatt.co.uk



Property Ref:
MHD123693 - 0001

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Roger Platt is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


roger platt



01628 773333



Maidenhead@rogerplatt.co.uk



25-29 Queen Street, MAIDENHEAD, Berkshire,
SL6 1NB



rogerplatt.co.uk