16 RAY MEAD COURT, MAIDENHEAD
PRICE: £464,950 FREEHOLD
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MAIDENHEAD  
BERKS SL6 8TN  

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A surprisingly spacious four bedroom townhouse in good order throughout set in a quiet backwater overlooking a green with Boulters Lock and Ray Mill Island a short walk away and easy access to the riverside country park and Roux restaurant via the new bridge.

REAR GARDEN:  
SECOND FLOOR WITH THREE BEDROOMS AND FAMILY BATHROOM:  
FIRST FLOOR BEDROOM WITH ENSUITE SHOWER ROOM AND LARGE LOUNGE:  
LARGE GROUND FLOOR  
KITCHEN/DINING ROOM:  
GAS CENTRAL HEATING:  
DOUBLE GLAZING:  
PARKING FOR TWO VEHICLES TO FRONT:  
VIEWING HIGHLY RECOMMENDED:  
SENSIBLY PRICED TO SELL  

TO BE SOLD  A surprisingly good sized modern mid terraced town house on three floors in good order throughout. The former garage has been converted and the ground floor now boasts a spacious through kitchen/dining room leading out onto the rear garden. Ray Mead Court is a quiet cul de sac and no 16 overlooks a pleasant green. Close by and a minute’s walk is Boulters Lock and Ray Mill Island and the recent opening of a new foot bridge gives access to the riverside country park with the Roux restaurant. A short bus ride takes you to the town centre and Mainline Railway station, Paddington being 30 minutes away. The advent of the Crossrail line will further favour the commuter. The M4 motorway lies within three miles giving alternative access to London.

The accommodation comprises the following with all measurements being approximate:

Double glazed front door to:

FRONT ENTRANCE HALL  With radiator and under stairs cupboard. Open plan to Kitchen/Dining Room, rear double glazed door and hallway with stairs to First Floor.

FIRST FLOOR  
LANDING  

LOUNGE  16’4 x 15’11 (4.97 x 4.85m) Double glazed casement doors and windows to rear with Juliette balcony, timber flooring, television point, telephone point, coved ceiling and stairs to Second Floor.

BEDROOM TWO  12’5 x 9’5 (3.79 x 2.87m) Double glazed window to front, radiator, recess for television, downlights, door to

KITCHEN/DINING ROOM  29’1 x 12’8 (8.87 x 3.87m) A spacious area with kitchen area to the front with an excellent range of fitted wall and floor comprising cupboards and drawers with quality granite work surfaces, composite one and a half bowl sink unit, a large freestanding Belling Country Chef 8 ring gas cooker, carousel corner unit, built in fridge and freezer. Built in dish washer and washing machine, tiled flooring, double glazed window to the front and double glazed casement doors and windows to the rear, radiator, downlights.

ENSUITE SHOWER ROOM  In wet room designed with fully tiled walls and flooring with shower unit and screen, pedestal basin, low w.c. radiator and chromium heated towel rail, down lights, mirror.
SECOND FLOOR

LANDING  Loft access, storage cupboard.

FAMILY BATHROOM  Fully tiled walls and floor, panelled bath with shower attachment, low w.c., pedestal basin, shaver point, chromium heated towel rail, double glazing.

BEDROOM ONE  14’2 x 9’4 (4.32 x 2.84m)  Double glazed window to rear, built in wardrobe, radiator, coved ceiling.

BEDROOM THREE  11’11 x 9’4 (3.61 x 2.85m)  Double glazed window to front, built in wardrobe, radiator, coved ceiling.

BEDROOM FOUR  10’11 x 6’4 (3.50 x 1.93m)  Double glazed window to rear, built in wardrobe, radiator, coved ceiling.

OUTSIDE

TO THE FRONT is driveway parking for two vehicles,

TO THE REAR is a private rear garden, laid to lawn with decked patio, flower and shrub borders, fenced on all sides.

EPC BAND: C

VIEWING  To avoid disappointment, please arrange to view with our Cookham office on 01628 531222. We shall be pleased to accompany you upon your inspection.

DIRECTIONS

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 will be no delay in progressing a sale.

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. 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, fixtures and fittings.

Letting and Management
We offer a comprehensive range of services for landlords. Please call 01628 816590 for further details.
Ground Floor
Approx 41.54 sq m - 447 sq ft (Gross Internal)

First Floor
Approx 43.04 sq m - 463 sq ft (Gross Internal)

Second Floor
Approx 43.04 sq m - 463 sq ft (Gross Internal)