



39 ST MARKS ROAD, MAIDENHEAD
PRICE: O.I.R.O £800,000 FREEHOLD

am ANDREW
MILSON

**39 ST MARKS ROAD
MAIDENHEAD
BERKSHIRE
SL6 6DT**

PRICE: O.I.R.O £800,000 FREEHOLD

An original 1920's built, detached property, full of character, offering good sized accommodation with great potential set in a sought after location, convenient for town centre..

**THREE BEDROOMS
BATHROOM
27'7" LIVING DINING ROOM
KITCHEN
GARAGE
LARGE STORE ROOM
LARGE SOUTHEAST FACING REAR
GARDEN
AMPLE DRIVEWAY PARKING
GAS CENTRAL HEATING
DOUBLE GLAZING
POPULAR LOCATION
NO ONWARD CHAIN**

TO BE SOLD: this imposing, detached 1920's built home of character has remained within the same family for three generations over a period of some hundred years. The property has retained much of its original features and has great potential for refurbishment/enlargement subject to usual planning consents. The house is light and airy with all rooms being double aspect.

The southeast facing garden is of a good size and there is ample parking to the front of the property. The property is offered to the market with no onward chain and is located within a convenient and popular position within a mile of Maidenhead town centre with amenities for schooling, sports, leisure and shopping as well as the mainline railway station with fast services to central London via the Elizabeth Line

The accommodation in further detail comprises:

COVERED ENTRANCE PORCH with quarry tiled floor, outside lights and double glazed front door to

HALLWAY radiator, under stairs cupboard, picture rail, radiator, double glazed leaded light window to side, large recess with double glazed leaded light porthole window and radiator.



LOUNGE / DINING ROOM triple aspect with attractive bay double glazed leaded light bay window to front and and double glazed leaded light windows to side and rear with door to garden, high level display shelving, wall light points, three radiators attractive feature brick fireplace with quarry tiled hearth and separate fireplace with gas fire.



KITCHEN range of wall and floor cupboards and drawers built in electric double oven with gas hob with extractor unit plumbing for washing machine space for fridge freezer double aspect double glazed lead light windows to side and rear door to outside large larder and radiator.

FIRST FLOOR landing with double glazed leaded light window landing with access to loft.



BEDROOM ONE with large feature leaded light double glazed bay window to front picture, rail double, aspect with double glazed windows to side, radiator.

BEDROOM TWO double aspect with double glazed leaded light windows to rear and side, radiator and picture rail.

BEDROOM THREE double glazed leaded lights overlooking garden, radiator, built in cupboard, picture rail.



BATHROOM double aspect with double glazed leaded windows to front and side, low level WC, pedestal basin, panel bath with mixer shower unit and radiator.

OUTSIDE



ATTACHED GARAGE with power and light and double doors to front and pedestrian door to rear, large outside storage cupboard with WC.

TO THE REAR: A good sized paved patio area stepping down to large area of lawn bordered by flower and shrubs, fenced to rear and sides, southeast facing, outside security light.



TO THE FRONT is block paviour driveway with parking for at least two vehicles behind a brick wall with fencing to the sides.

AC3490

EPC BAND: E

COUNCIL TAX BAND: TBC

VIEWING. Please arrange to view with our **Cookham Office on 01628 531222.** We shall be pleased to accompany you on your inspection.

DIRECTIONS: From Maidenhead town centre proceed west along the A4, Castle Hill, and turn right at the roundabout adjacent to Windsor Castle pub into St Marks Road. The property is the left hand side.

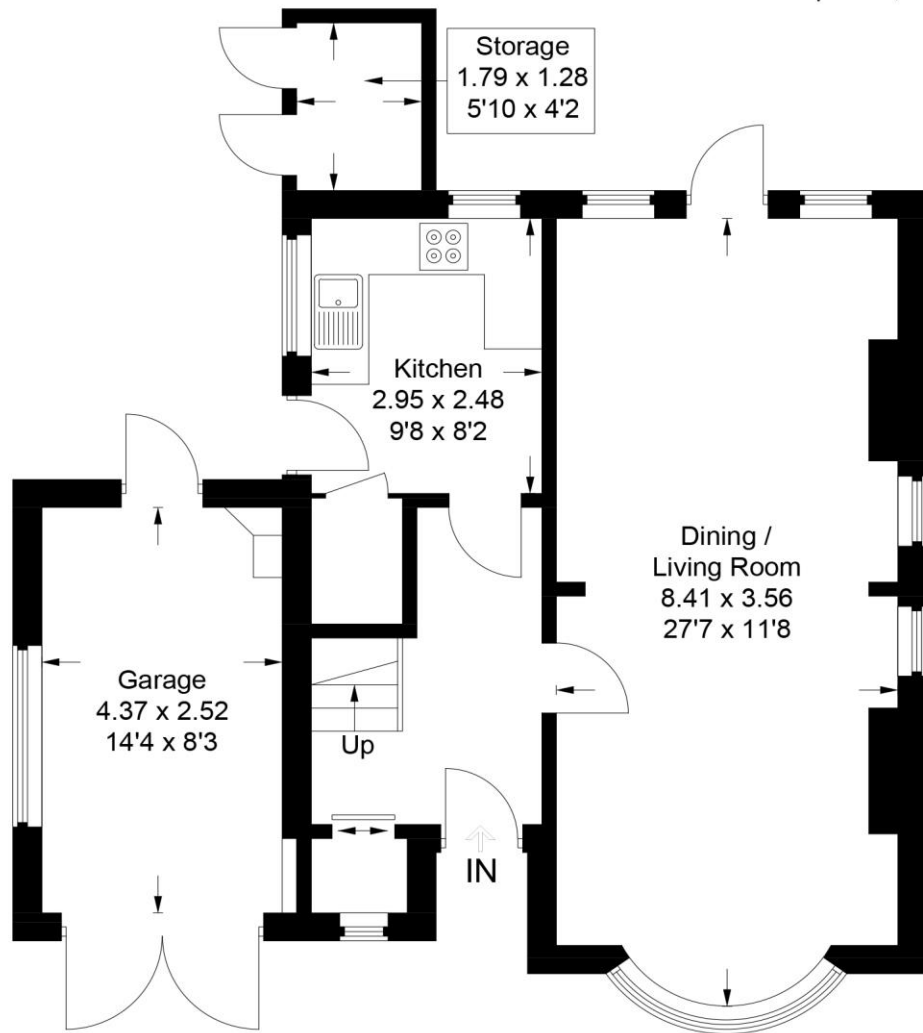
MONEY LAUNDERING REGULATIONS:

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.

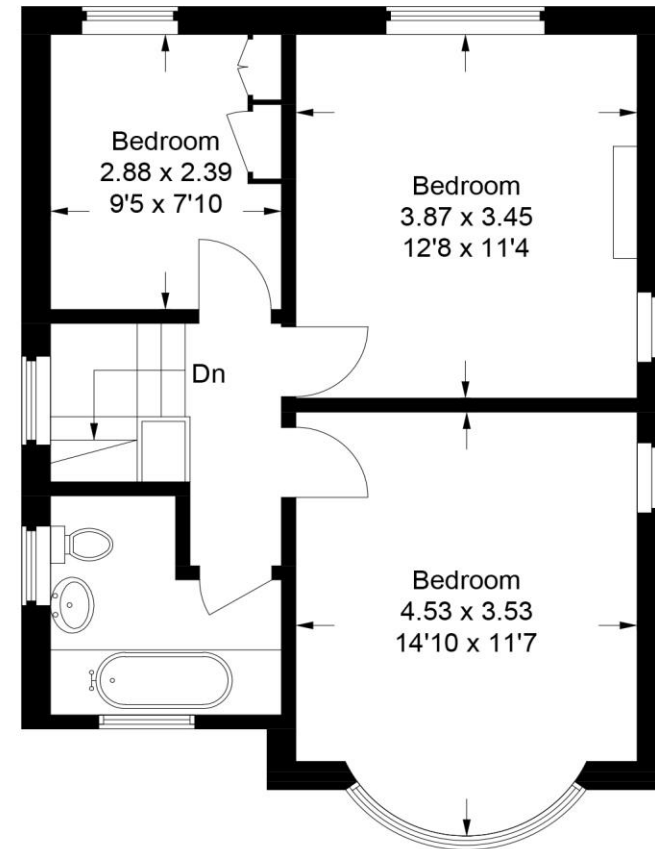
Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details

Draft Details for Client Approval

Approximate Gross Internal Area
 Ground Floor = 46.6 sq m / 501 sq ft
 First Floor = 47.7 sq m / 513 sq ft
 Garage / Storage = 13.7 sq m / 147 sq ft
 Total = 108.0 sq m / 1,161 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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