



7 BUSHNELL PLACE, MAIDENHEAD
PRICE: £520,000 FREEHOLD

am ANDREW
MILSON

**7 BUSHNELL PLACE
MAIDENHEAD
BERKS
SL6 5FD**

PRICE: £520,000 FREEHOLD

A modern three storey townhouse set in a quiet cul de sac to the west of the town centre offering well maintained and well thought out accommodation with parking and serviced communal areas.

**THREE BEDROOMS, ONE WITH EN SUITE
SHOWER ROOM:
FAMILY BATHROOM: LOUNGE/DINING
ROOM: KITCHEN: CLOAKROOM
DOUBLE GLAZING: GAS CENTRAL
HEATING: REAR GARDEN: PARKING:
QUIET LOCATION**

Built in 2008, this well designed townhouse with accommodation over three floors is in good order throughout and can be found in a quiet cul de sac location to the west side of town. The ground floor has a neat fitted kitchen, cloakroom and lounge/ dining room looking out onto the private rear garden. On first floor there are two good bedrooms, one with en suite shower room, and stairs rising to the second floor loft room providing a spacious third bedroom. There is an allocated parking space in front of the property with visitors parking spaces available. This small development is set in a cul de sac and is well maintained. Bushnell Place is located to the west of Maidenhead town which boasts excellent facilities for shopping, sporting and social needs as well as the mainline railway station to central London via the Elizabeth Line. For the motorist the M4 and M40 motorways are easily accessible. The accommodation comprises:

COVERED PORCH with downlights, double glazed leaded light front door to:-

HALLWAY with tiled floor, radiator with screen and shelf over, coved ceiling, downlights, deep storage cupboards, pocket door to kitchen.

CLOAKROOM with tiled floor, suspended wash basin and wc with concealed cistern, double glazed window, radiator, downlights and extractor fan, tiled walls



KITCHEN range of cream coloured wall and floor cupboards, drawers with worktop and breakfast bar, built in dishwasher, built in washing machine, one and half stainless steel sink unit, built in gas hob with extractor over, built in fridge and freezer and built in electric oven, coved ceiling, radiator and downlights, wood laminate flooring.



LOUNGE/ DINING ROOM coved ceiling, wood laminate flooring, downlights, TV point, two

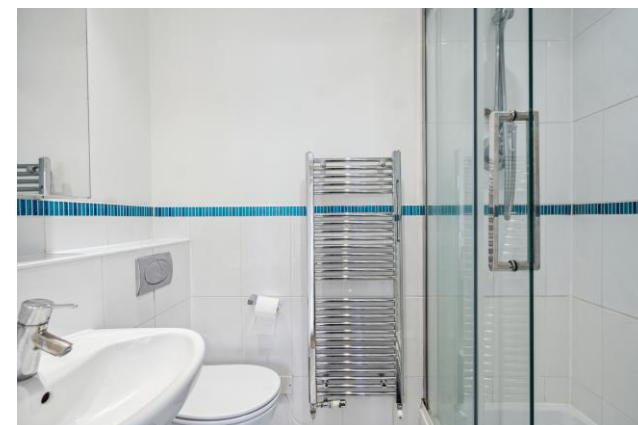
radiators, double glazed casement door, and double glazed side panels to garden.

FIRST FLOOR

LANDING with stairs to second floor with downlights and coved ceiling



BEDROOM ONE with two double glazed windows, built in two door wardrobe, coved ceiling, radiator,



EN SUITE SHOWER ROOM with tiled flooring and walls, large shower cubicle with sliding doors, power shower unit, suspended washbasin and low wc with concealed cistern, downlights, chromium towel rail, extractor fan, tiled flooring.

FAMILY BATHROOM with panelled bath with hand shower, part tiled walls and floor, wash basin in vanity cupboard unit, suspended wc with concealed cistern, chromium heated towel rail, shaver point, downlight, extractor fan.



BEDROOM TWO with double glazed window to front, radiator, coved ceiling, built in two door wardrobe.

SECOND FLOOR LANDING



BEDROOM THREE two double glazed Velux windows to rear, deep eaves storage cupboards, downlights and radiator.

OUTSIDE

TO THE FRONT brick paviour parking with further visitor parking spaces.



TO THE REAR rear garden with paved patio area, outside light and tap, fenced on three sides gated access through to service path, steps up to lawn with flower and shrub beds, garden shed.

DIRECTIONS from Maidenhead town centre proceed west along the A4 Bath Road, turn right into Courthouse Road and then left into Alwyn Road, Bushnell Place can be found on the right hand side at postcode SL6 5FD

AC00003497

EPC BAND: C

COUNCIL TAX BAND: D

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


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

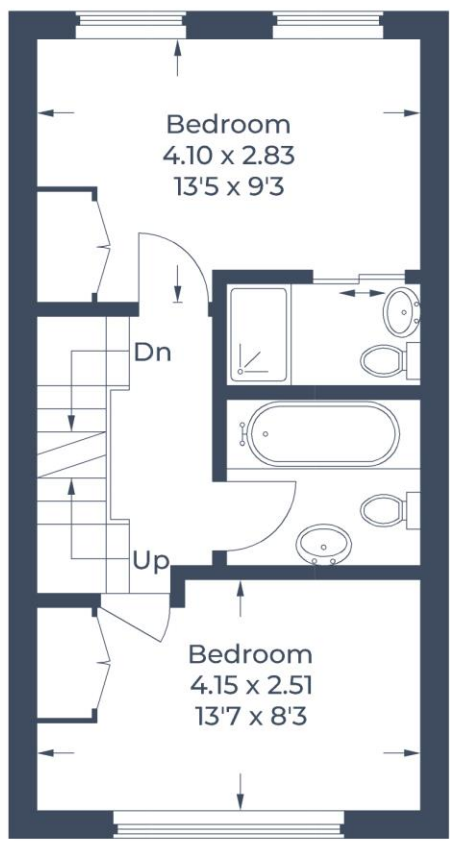
Approximate Gross Internal Area
 Ground Floor = 35.0 sq m / 377 sq ft
 First Floor = 34.6 sq m / 372 sq ft
 Second Floor = 28.0 sq m / 301 sq ft
 Total = 97.6 sq m / 1,050 sq ft



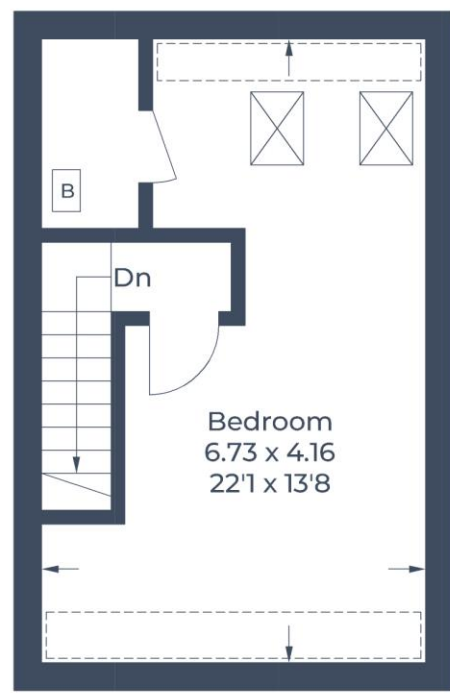
 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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