



# Cliveden Gages, Taplow

Maidenhead, Buckinghamshire, SL6



*Beyond your expectations*



# An immaculate three bedroom house with garden EPC:B

**Hamptons International**

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Southerley facing private garden | Underfloor heating | Three bedrooms | Ensuite bathroom to master | Shower room | Hall | Sitting/dining room | Kitchen | Cloakroom | Parking | Exclusively for residents 55 years and over

## Guide Price £650,000 Leasehold

### Description

This immaculate three bedroom house of the 'Weyleave' design offers light and luxurious accommodation arranged over two floors. Upon entering, a welcoming hallway affords direct access to the living area, cloakroom and rear garden. The reception room is a fantastic open plan space measuring just under 33' by 17', including the kitchen. It enjoys a lovely light and airy feel with views over the private garden as well as access to them. The stylish kitchen has been fitted with an excellent range of white high gloss eye and base level units, complimented by stone work surfaces which include a breakfast bar and 'Quooker' instant boiling water tap. There is an integrated oven, hob, dishwasher and wine cooler with space being available for an American style fridge-freezer. Again this is a wonderfully light space with two full length windows and a glazed courtesy door to the front. Upstairs there are three bedrooms with both the master and guest being generous doubles. The master enjoys luxurious ensuite bathroom facilities and built in wardrobes, with the remaining two being serviced by an equally well appointed shower room.

### Outside

The southerley facing private garden lies to the rear and can be accessed directly from either the hallway or reception room. It is a good size and being laid with patio stone we would suggest is valuable low maintenance space for outdoor dining and entertaining. With it is an open timber car port to compliment the

residents parking.

### Location

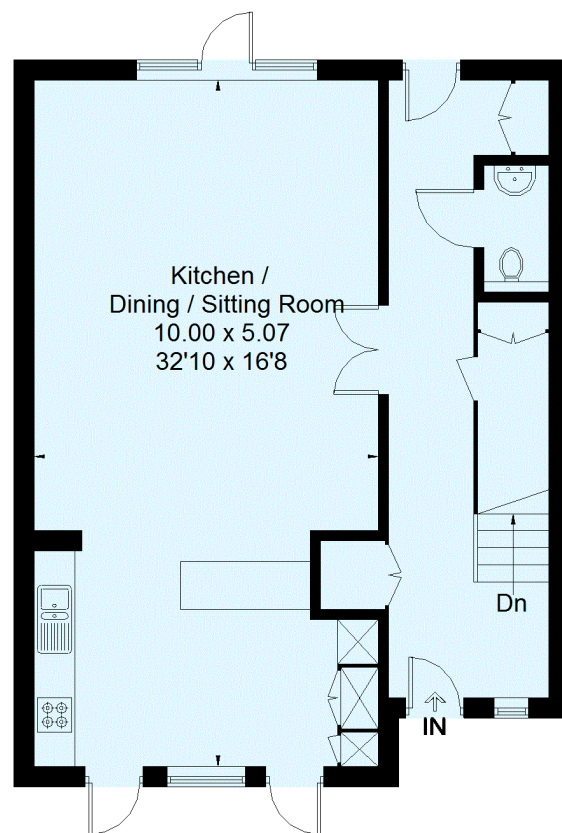
The nearby towns of Taplow, Marlow, Beaconsfield and Maidenhead each have their own distinctive character with a choice of local art galleries, cinemas, museums and theatres. In addition, superb country and golf clubs, excellent restaurants and traditional pubs can be easily reached. Maidenhead is one of the most affluent areas of the UK and its own town centre offers a wide range of amenities including an indoor shopping precinct with designer boutiques and independent retailers. Taplow station is just over 2 Miles away providing a fast service to London Paddington. The enhanced station will soon form part of Crossrail with a proposed journey time to Bond Street of just 38 minutes.



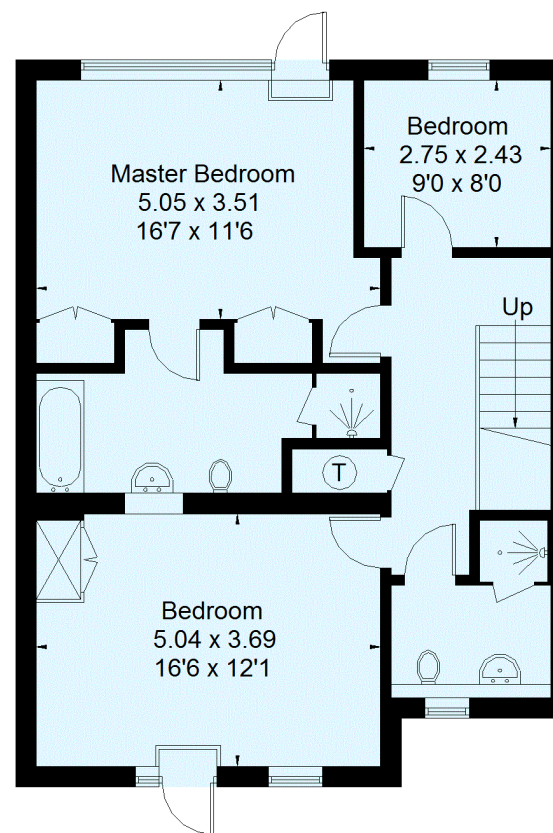
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## Cliveden Gages, Taplow, Maidenhead

Approximate Gross Internal Area  
146.6 sq m / 1578 sq ft



Ground Floor



First Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 170572

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

**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 are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

