



Altwood Road, Maidenhead  
Berkshire, SL6



*Beyond your expectations*



# A beautiful four bedroom detached family home. EPC:D

**Hamptons International**

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Entrance porch | Entrance hall | Sitting room | Dining room | Study/music room | Cloakroom |  
Master bedroom with ensuite | Three further bedrooms | Family bathroom | Double garage

**Asking Price £780,000 Freehold**

## Description

The property offers well planned family accommodation over two floors and is presented in excellent decorative order throughout. Much of the house enjoys lovely views over the gardens to the front and the rear.

To the ground floor are three principal reception rooms including a front to back triple aspect living room with a feature fireplace and patio doors to the garden, a well proportioned dining room and a music room/study. The kitchen, which lies adjacent to the dining room affords a comprehensive range of fitted eye and base level units and work surfaces with a separate utility room catering for remaining white goods. From the utility room a door opens to reveal a double integral garage with electric up and over door. A practical cloakroom access from the entrance hall completes the ground floor.

To the first floor there are four bedrooms, all of which have built-in or fitted wardrobes, with the master also enjoying ensuite facilities. The remainder are serviced by a well appointed family bathroom with separate shower cubicle. Once more, from the first floor are lovely views over the front and rear gardens.

## Outside

The property is approached over a substantial block paved driveway leading to a double garage with integral access through into the property. The rear gardens are a delightful feature of the home consisting of a patio

leading out to an expansive lawn with a variety of mature planted borders.

## Location

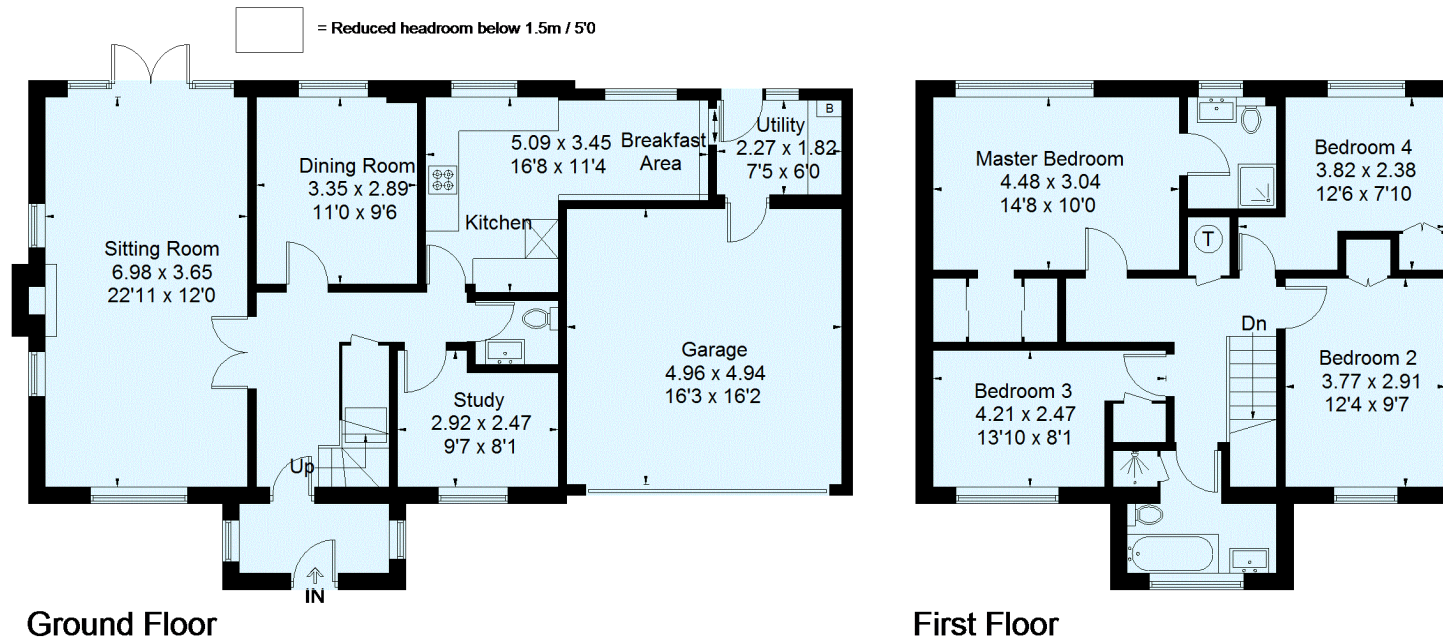
The property is located in a favoured residential area to the west of the town and within close proximity to a variety of local stores and amenities. The town centre is some two miles distant and offers a wide variety of specialist shops, sports facilities and a multi screen cinema. For the commuter Maidenhead's mainline railway station provides regular services to London Paddington and Reading, with further connectivity to London being available following the completion of the Cross rail network in 2018/19. Vehicular links are also excellent with the nearby A404(M) providing access to the M4 at junction 8/9 and the M40 at junction 4.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	65	
(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	

## Altwood Road, Maidenhead

Approximate Gross Internal Area = 173.7 sq m / 1870 sq ft  
(Including Garage)



FLOORPLANZ © 2016 0845 6344080 Ref: 173935

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.



