

PROPERTY AGENTS

**JP**Knight



Prince Andrew Road, Maidenhead SL6 8QJ





## Prince Andrew Road, Maidenhead

In exceptional order throughout a fabulous family home situated in a quiet residential area just a short walk to Boulters Lock and the Thames Path: the Elizabeth Line to London is just a 24 minute walk.

The property comprises 3 double bedrooms, 4-piece bathroom, 21' sitting room, cloakroom and a superb 30' x 24' kitchen-dining-family room.

There is extensive parking on the drive with gates (to be shortly completed) though to a further secure drive and a private beautifully landscaped garden extending to 60' in width providing huge potential for further development (STPP).

The property is double glazed with gas central heating to radiators.



## Tenure - Freehold

Accommodation

Reception Hall: Porcelain tiled floor, stairs to landing with cupboard under, down lighters and cloaks cupboard.

Cloakroom: White 2-piece suite, tiled walls and floor, downlighter, radiator.

Sitting Room: 20'8 x 11'2 A lovely double aspect room with large picture windows front and rear, down lighters, ceiling speakers, 2 radiators.

Kitchen/Dining/Family Room: 29'8 x 24'4 max.

Kitchen: Attractive range of units with Maia worktops and breakfast bar, induction and gas hobs, electric oven, stainless steel sink, appliance spaces. Opening to:

Dining/Family area: A bright and airy space with part glass roof, porcelain tiled/carpeted floor, French doors to garden, 3 radiators.







## Outside

Stairs to Landing: Window to side, down lighters, loft access.

Bedroom 1: 11'3 x 9'1 (excl. wardrobes) Front aspect, full width wardrobes, down lighters, radiator.

Bedroom 2: 11' x 8'11 Rear aspect, wardrobe, down lighters and radiator.

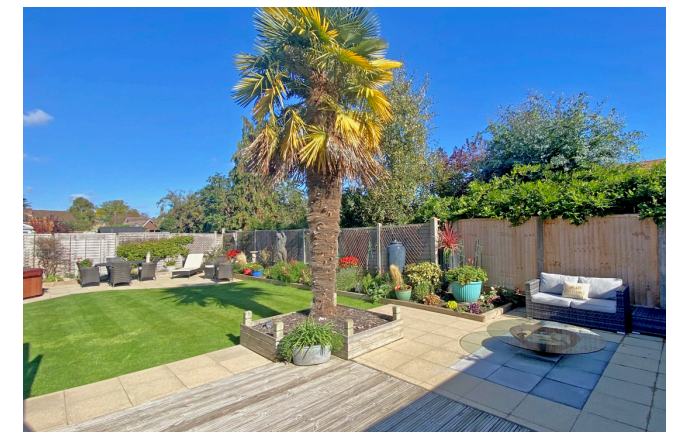
Bedroom 3: 11'5 x 11'3 Three windows to front and 1 to side, radiator, over-stair wardrobe.

Bathroom: 11'3 x 5'10 Fitted with a 4-piece suite including bath and separate shower cubicle, tiled walls and floor, down lighters, radiator.

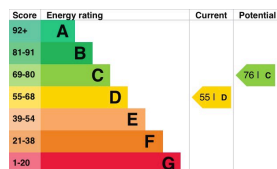
To the Front: Extensive driveway, an area of lawn and inset shrub bed.  
Gated bin storage to side.

Rear Garden: A lovely feature it extends to 60' in width and enjoys an excellent degree of privacy. To the rear of the house is a decked/paved terrace with specimen palm tree and attractively planted rear border. Attractive central area of lawn and a further paved terrace to the far side. Enclosed by timber fencing. There will be two anthracite grey gates providing vehicular access to an inner gravelled drive and a pedestrian gate.

Timber Garden Shed: 12' x 10' (to be erected shortly).



Directions: Head to Henley on the A4130, follow this road across the river at Henley and head up Remenham Hill. At the roundabout take 3<sup>rd</sup> exit into Henley Road, follow the road to the roundabout with the A4 Bath Road. Follow the road thru Maidenhead turning left into Ray Street, then right onto Ray Park Road, left into Ray Lea Road and Prince Andrew Road is along on the left.



**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



TOTAL FLOOR AREA : 1238sq.ft. (115.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022

