



GUIDE PRICE

£975,000

Twynham Road

Maidenhead, SL6 5AS

PROPERTY SUMMARY

Situated in this mature tree lined residential road which is conveniently located for Newlands School, local shops, and acres of National Trust Land at Maidenhead Thicket. An opportunity to acquire this stunning three/four bedroom detached family house which has been extended and refurbished by the present owners in recent years and features include an impressive open plan "hub of the house" kitchen/dining/family room with bi-fold doors leading out onto the landscaped rear garden. In addition, there is also a ground floor study/bedroom 4 with its own access, a cloak/shower room, a living room and three first floor double bedrooms.

3



2



3





Approximate Gross Internal Area
 Ground Floor = 116.9 sq m / 1,258 sq ft
 First Floor = 54.0 sq m / 581 sq ft
 Shed = 11.3 sq m / 122 sq ft
 Total = 182.2 sq m / 1,961 sq ft



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

TENURE

Freehold

EPC RATING

D

COUNCIL TAX BAND

F

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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