



GUIDE PRICE

**£525,000**

**Purssell Close**

Maidenhead, SL6 3XU

## PROPERTY SUMMARY

\*\*\*OPEN HOUSE ON SATURDAY 3RD OCTOBER 11AM TILL 1PM BY APPOINTMENT ONLY\*\*\*. Located within the catchment area for Lowbrook Academy in a quiet cul-de-sac, a spacious, extended three bedroom semi-detached house. This well-presented property features a recently re-fitted kitchen, large living/dining room, utility room, garage store, recently refitted family bathroom, two double bedrooms, third good size single bedroom, landing with study area, and a well maintained enclosed rear garden with patio area. Located within easy reach of motorway links and Maidenhead town centre and train station (Elizabeth Line).

3



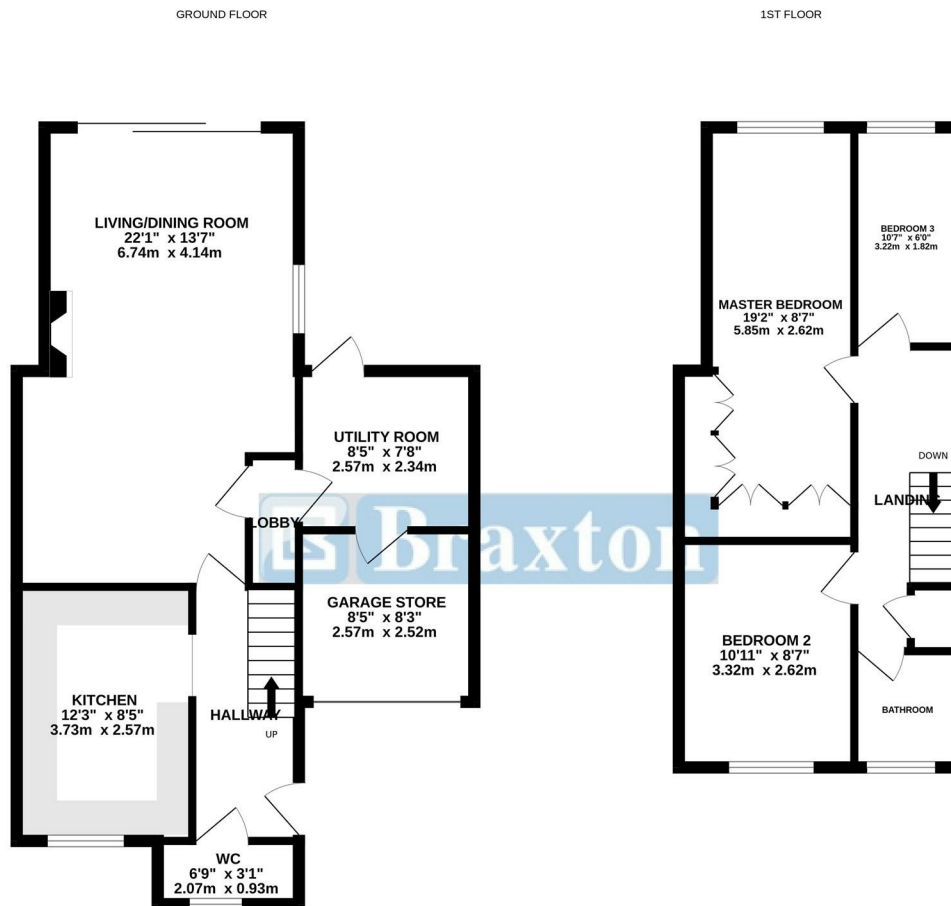
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1







TOTAL FLOOR AREA: 1119sq.ft. (104.0 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.  
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## LOCAL AUTHORITY

## TENURE

Freehold

## EPC RATING

C

## COUNCIL TAX BAND

D

## VIEWINGS

By prior appointment only

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>86</b> |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | <b>72</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 |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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



## OFFICE ADDRESS

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## OFFICE DETAILS

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