



MAIDENHAIR WAY | RED LODGE

High specification Family home in Desirable Modern Development

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Guide Price £390,000 Freehold

FEATURES

- Walking distance to local schools, shops, doctors and pharmacy
- East access to A11/A14
- Single Garage & Driveway
- East access to Kennett Train Station with links to Cambridge
- Awaiting EPC
- Corner Plot Location

DESCRIPTION

Four-bedroom detached home on a corner plot, with a single garage and driveway parking.

The ground floor offers an entrance hall with a storage cupboard, a spacious kitchen/breakfast room, a separate dining room, a living room and a downstairs WC. Upstairs, the main bedroom has a dressing area with built-in wardrobes and an en-suite shower room. Three further well-proportioned bedrooms and a family bathroom complete the accommodation.

The property is within walking distance of local schools and shops, with convenient access to Kennett railway station and the A11 and A14.

Entrance Hall 14'10" x 7'6" (4.53m x 2.28m)

Windows to front and rear, stairs to first floor with understairs cupboard.

WC 3'7" x 5'9" (1.10m x 1.74m)

Low level WC, hand wash basin.



ACCOMMODATION

Living Room 14'10" x 14'10" (4.53m x 4.51m)

French doors leading to rear garden, window to front aspect.

Dining Room 11'2" x 10'0" (3.40m x 3.05m)

Window to front and side aspect.

Kitchen/Breakfast Room 22'6" x 11'3" (6.87m x 3.43m)

Wide range of wall and base units, double oven with gas hob over. Space and plumbing for washing machine, dishwasher and fridge/freezer.

Landing 6'7" x 3'0" (2.00m x 0.92m)

Window to rear aspect, airing cupboard housing water cylinder.

Master Bedroom 19'10" x 11'3" (6.04m x 3.42m)

Dual aspect room with build in wardrobes.

En-suite 7'1" x 5'7" (2.17m x 1.71m)

Shower cubicle, low level WC, hand wash basin.

Bedroom 2 14'11" x 10'3" (4.54m x 3.13m)

Dual aspect room with fitted double wardrobe.

Bedroom 4 11'9" x 8'9" (3.58m x 2.66m)

Window to front built in cupboard.

Bedroom 3 9'8" x 10'1" (2.94m x 3.08m)

Window to front and side aspect.

Bathroom 7'11" x 6'9" (2.42m x 2.05m)

Four piece suite comprising of panel bath, shower cubicle, low level WC, hand wash basin.

Garage & Parking

Detached single garage with pedestrian door to side and parking to the front of the garage.

Outside

Enclosed rear garden with gated access, mainly laid to lawn with patio area and a variety of shrubs.

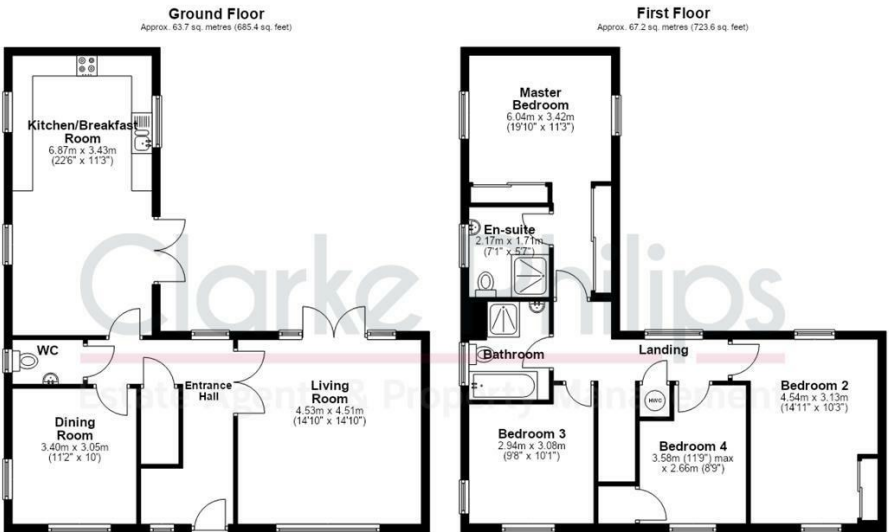
Agents Note

Estate Management Fee 2026 £290pa









Total area: approx. 130.9 sq. metres (1409.0 sq. feet)

01638 750241
info@clarkephilips.co.uk
www.clarkephilips.co.uk

Council Tax Band :

MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	