


# Hamptons

INTERNATIONAL



**Beechfield Place, Maidenhead, SL6**

3  2  1 

GUIDE PRICE

**£520,000**

**(£515,000)**

## Property details

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### Key features

- **Three bedrooms**
- **Two bath/shower rooms (one en-sui**
- **Sitting/dining room**
- **Kitchen**
- **Cloakroom**
- **Garden**
- **Total of approx 944 sq ft**

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## Description

A three bedroom family home in a modern cul-de-sac, with off-road parking and an attractive garden. Tucked back from the road in a small leafy cul-de-sac, this end of terrace property was built in 2003 and is a great example of modern turnkey home. With a warm neutral colour scheme and cohesive design scheme, it's ready for you to simply move in and unpack. Looking out onto the colour and greenery of the pretty rear garden, an excellent double aspect sitting/dining room extends across the full width of the house generating a wonderful space for both family life and entertaining friends. Its high levels of presentation set the tone for the tasteful sense of style that flows throughout, while French doors open onto the patio. A superb kitchen is fully fitted with wood Shaker-style cabinets, and an integrated oven and gas hob. Offering ample storage and workspace, the wrap-around design easily accommodates additional freestanding appliances and a breakfast table. A cloakroom completes the ground floor. Upstairs three bedrooms produce an ideal amount of flexible family accommodation, including a marvellous main bedroom with recessed storage and a refined en-suite shower room. Each of the two additional rooms has lovely garden vistas, and whilst one has direct access to the modern family bathroom, the other has the versatility to be used as a study. Outside Evergreen shrubs sit beneath the kitchen window of this modern family home combining with a charming covered doorway to give inviting first impression. A private hardstanding gives off-road parking for several vehicles. At the rear of the property, The French doors of the sitting/dining room make it easy to enjoy al-fresco meals on the paved patio. Easy to maintain borders of mature hedging and shrubs encompass an established lawn and tall neighbouring trees lend an idyllic backdrop that adds colour and interest throughout the seasons. High fencing gives a good degree of privacy and a painted timber shed has handy additional storage. Situation The property is located in a sought after cul-de-sac within easy reach to the extensive shopping and leisure facilities of central Maidenhead (2 miles), and is ideally situated for a range of local schools such as: Altwood Secondary School (0.9 miles), Boyne Hill Infant School and Nursery Class (0.7 miles) and Desborough College (1.1 miles). Busy Bees Nursery is also just 0.1 of a mile away. There are a range of local shops just 0.5 of a mile away including: Sainsbury's Local, a fish and chips shop, a hairdressers and a pharmacy. Norden Farm Centre for the Arts is also nearby (0.7 miles), ideal for family entertainment. Junction 8/9 of the M4 is easily accessible via junction 9A of the A404(M) providing access to the M25 network, Heathrow, London and the West Country. Rail services to London Paddington are available from Maidenhead (1.4 miles). Property Ref Number: HAM-35257 Additional Information Council tax band: E Freehold Estate Management Charges: £350.00 per annum for the upkeep of road.







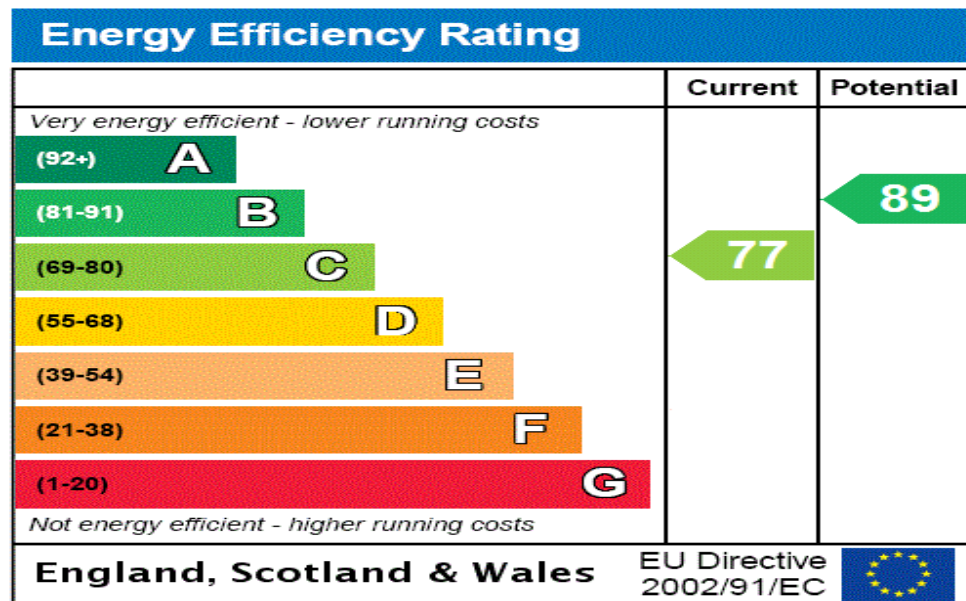








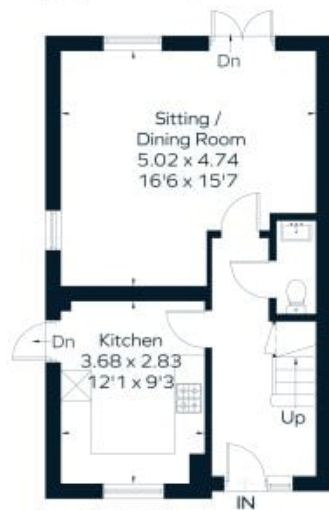




# Floor plan

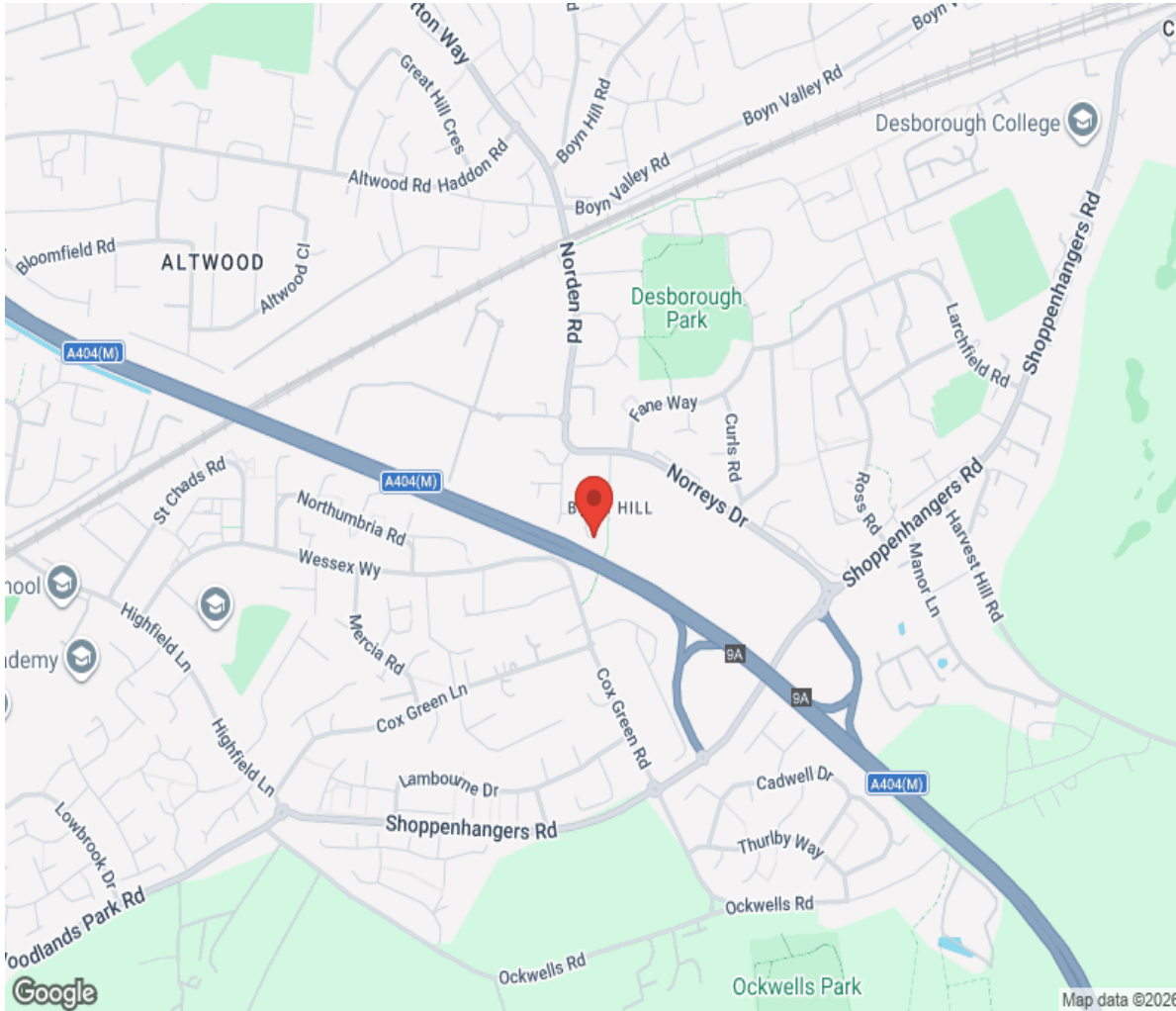
Including Limited Use Area (1.2 sqm / 13 sq ft)

 = Reduced head height below 1.5m



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2 - Residential)

# Location



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