



****RARE OPPORTUNITY**** Coming to the market for the first time in over 70 years is a detached family home located in one of Maidenhead's most sought after locations with no onward chain complications.

The property sits on a substantial plot with a large frontage which could be converted to provide ample parking and to the rear the established garden is bordered with mature shrubs and trees.

Internally, the property does require a full refurbishment and could easily be extended to the rear and into the loft subject to planning offering extensive living accommodation. Currently there is a kitchen, reception/dining room, downstairs wc, utility room, three double bedrooms, first floor bathroom and double garage.

Westmorland is a popular residential road within easy reach of Maidenhead town centre and the Crossrail station offering fast access into the city.

We feel this property offers an excellent opportunity to create a bespoke home in one of the town's most enviable locations.

Viewings are highly recommended



Property Information

-  POTENTIAL TO EXTEND S.T.P.P
-  SOUGHT AFTER MAIDENHEAD LOCATION
-  WITHIN CATCHMENT TO HIGHLY RATED SCHOOLS
-  NO CHAIN
-  CLOSE PROXIMITY TO THE TOWN CENTRE AND CROSSRAIL STATION
-  DOUBLE GARAGE


x3
Bedrooms


x3
Reception Rooms


x1
Bathrooms


x4
Parking Spaces


Y
Garden


Y
Garage

Location

Situated just 0.5 miles from Maidenhead Train Station, which benefits from the new Crossrail service, the home provides exceptional connectivity to London and beyond, making commuting effortless. The town centre is also within easy reach, offering a wide array of shops, restaurants, and leisure facilities. This charming neighbourhood perfectly balances the convenience of modern life with the tranquillity of a close-knit community, surrounded by beautiful Berkshire countryside and excellent local schools.

Schools And Leisure

There are numerous local sports clubs including tennis, rugby, rowing and football, various fitness centres and racing at Ascot and Windsor. The River Thames can also be accessed at Maidenhead with many walks to be enjoyed along the Thames Path. The local area has many walking trails, including the National Trust woodland at Maidenhead Thicket and Pinkneys Green. Nearby amenities include numerous golf courses, Braywick Leisure centre, a multiplex cinema, shops and restaurants. There are also a number of good and outstanding schools close by including Newlands Girls School

Council Tax
Band F

Floor Plan



Westmorland Road
Approximate Floor Area = 111.90 Sq m / 1204.48 Sq ft
Garage Area = 25.48 Sq m / 274.26 Sq ft
Total Area = 137.48 Sq m / 1478.74 Sq ft

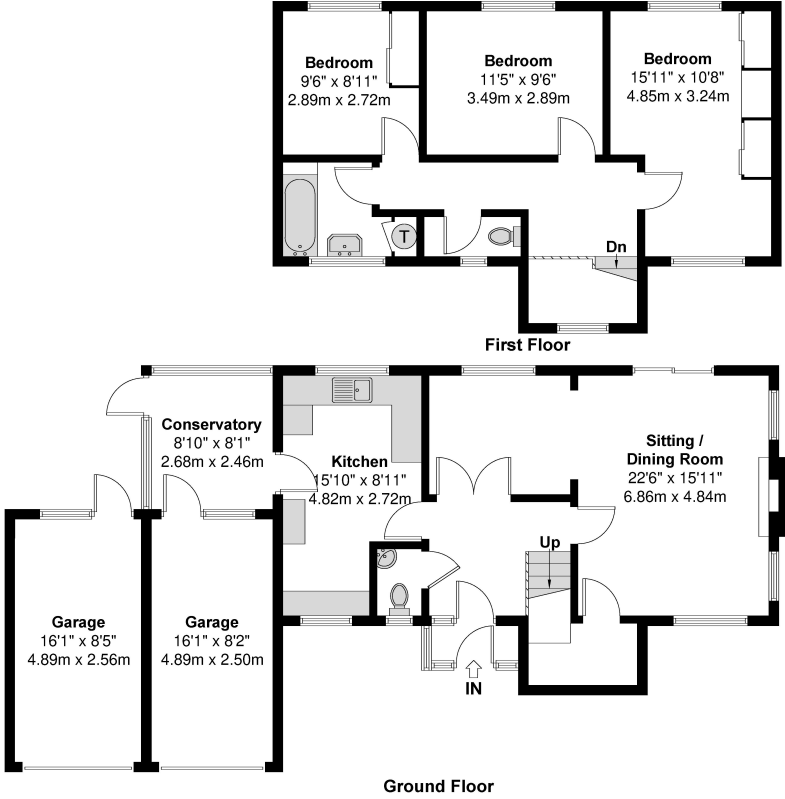
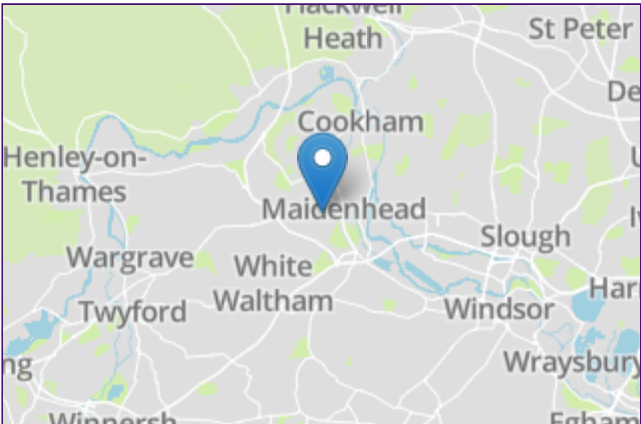


Illustration for identification purposes only, measurements are approximate, not to scale.

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	73
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	