davis tate

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7 DALBY GARDENS, MAIDENHEAD, BERKSHIRE, SL6 7GW



- **1.2 miles from Maidenhead station**
- **Two parking spaces**
- **Three bedrooms and two bathrooms (one ensuite)**
- **Mid terrace town house**

Asking Price £550,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE TWYFORD (DAVIS TATE) BRANCH ON 0118 934 4433

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PROPERTY DESCRIPTION

Modern three-bedroom townhouse set over three floors, 1.2 miles from Maidenhead station. Convenient for commuters, with the town centre's shops, restaurants and amenities close by. EPC Rating C.

LOCAL INFORMATION

Maidenhead is a bustling town on the banks of the River Thames, with a strong local economy and a lively town centre. The mainline station already gives excellent access to London and is further improved by the Elizabeth line, which makes the commute to the capital quicker and easier.

The area is well served by schools, including Furze Platt Senior School, Desborough College, Cox Green School and Claires Court School, which makes it a popular choice for families. Beyond the town centre there is plenty to enjoy. The riverside at Boulters Lock is ideal for walks and time by the water, and the surrounding countryside includes stately houses such as Cliveden House. The historic town of Windsor is close by, as is the village of Bray, well known for its pubs and eateries.

ACCOMMODATION

The property is arranged over three floors.

An entrance hall with a convenient WC leads into the main living room, which opens through to a conservatory. This gives a flexible extra space for relaxing, dining or enjoying the garden, and it adds light and a sense of space to the ground floor. The separate kitchen is fitted with built-in appliances.







There are two bedrooms on this floor: a large double and a single. The single would suit a child's room, a nursery or a home office. The family bathroom serves both bedrooms.
The top floor is given over to a large double bedroom with built-in wardrobes, offering plenty of storage. It has its own en suite, so it works well as a private principal bedroom.

OUTSIDE SPACE

The property has two parking spaces, which is a real advantage for a home so close to the town and station. To the rear is an enclosed garden, secure for children and pets and a pleasant spot for outdoor dining or relaxing in the summer.

LOCAL AUTHORITY and SERVICES

Local authority: Royal Borough of Windsor and Maidenhead
Council tax band: E
Utilities: mains gas, electricity, water and drainage
EPC rating: C
Parking: two spaces













CONVEYANCING

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

MORTGAGES

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

Davis Tate is an Introducer to Embrace Financial Services. Embrace Financial Services is an Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Ltd, which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

LETTINGS and MANAGEMENT

Should you be interested in acquiring a Buy-to-Let investment, and would appreciate advice regarding the current rental market, possible yields, legislation for landlords and how to make a property safe and compliant for tenants, then Davis Tate will be pleased to provide you with additional, personalised support.

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at davistate.com

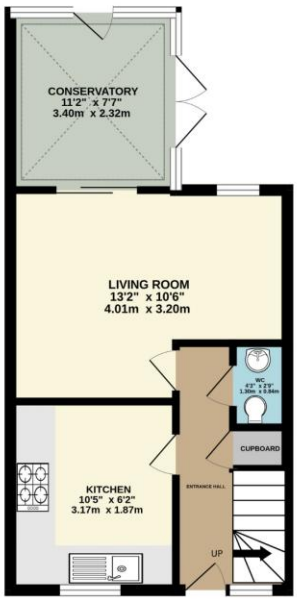
BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Simplify, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a charge of £99 including VAT for this (for the transaction not per person), payable direct to Simplify. Please note, we are unable to issue a memorandum of sale until the checks are complete.

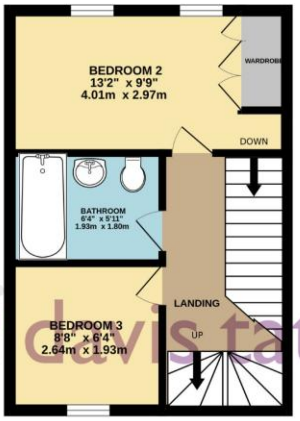
REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

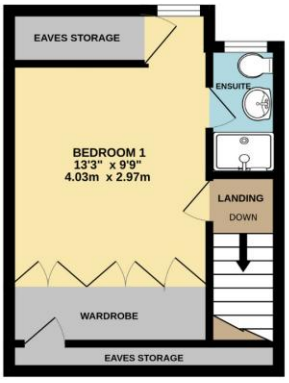
GROUND FLOOR
359 sq.ft. (33.3 sq.m.) approx.



1ST FLOOR
284 sq.ft. (26.3 sq.m.) approx.



2ND FLOOR
243 sq.ft. (22.5 sq.m.) approx.



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TOTAL FLOOR AREA : 885 sq.ft. (82.2 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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