



**Lowbrook Drive
Maidenhead SL6 3XP**

**Offers in Excess of
£450.000**

Lowbrook School
c. 1/4 of a mile

Great off road parking

A little over 2 miles
to Station

Double glazing

No Chain!!

Attention
un-encumbered buyers!



Sought after School catchment! The design of a three bed, but currently two larger bedrooms (could be re-instated as 3 beds); this house type is one of the more generously proportioned styles on this development. Would benefit from modernising & updating, but well maintained & offered with no onward chain! Probate has yet to be granted & we are at the very beginning of the process, which may take some time, therefore an unencumbered buyer with flexible time scales, along with nothing to sell & no chain is required!



Mark Carter, PO Box 4597 Hungerford Drive, Maidenhead, SL60 1GW
Phone: 01628 638068, Email: sales@markcarterea.co.uk
www.markcarterea.co.uk



Covered Entrance

Double glazed door to:

Entrance hall

Radiator, 6ft deep L-shaped walk-in cupboard.

Cloakroom

Double glazed frosted window, original WC, basin & tiling, radiator.

Sitting Room

15' 9" x 10' 6" (4.80m x 3.20m)

Double glazed bow window to front, radiator.

Kitchen/Diner

15' 9" x 11' 5" (4.80m x 3.48m)

Base & eye level units, appliance spaces, double glazed rear aspect, Thorn Olympic gas boiler, Dining area: radiator, double glazed sliding door to patio.

First Floor Landing

Loft access, radiator, airing cupboard housing immersion tank.

Bedroom One

15' 10" x 11' 6" (4.82m x 3.50m)

This design of house was three bedrooms with this going to be bedrooms two & three. The owners bought from plan and chose to lose the wall in between & the other door. The two radiators sit under the two (double glazed) windows & the landing will accommodate the other door(way). Therefore it is relatively straight forward to put in a door, doorway & stud partition, giving the two beds as originally intended (subject to building regs.)!

Bedroom Two

15' 10" x 9' 1" (4.82m x 2.77m)

Radiator, double glazed window to front, wall of fitted wardrobing within the given room dimensions.

Shower Room

6' 2" x 5' 7" (1.88m x 1.70m)

Large shower cubicle with Aqualisa shower, twin button flush WC, wash basin, radiator, frosted double glazed window.

Rear Garden

35' x 25' approx. (10.66m x 7.61m)

WSW facing approx. Covered patio, lawn, well stocked borders, greenhouse, personal door to garage, outside tap.

Garage

16' 1" x 7' 11" (4.90m x 2.41m)

Via 7ft up & over door. Power & plumbing for washing machine.

Front garden

26' max. x 16' max. (7.92m x 4.87m)

Lawn & stocked borders.

Driveway / Parking

55' Long approx. (16.75)

Brick pavia, covered gas & electricity meters.



Disclaimer

These particulars do not constitute any part of an offer or contract. We do not make or give, whether in these particulars, during negotiations or otherwise any representation or warranty whatsoever in relation to this property. All measurements are approx. & provided purely as a guide and no liability can be accepted for any errors. They should not be relied upon for the fitting of floor coverings, placing of furniture etc... Any items mentioned have been done so in good faith & described as seen on a visual, non-detailed inspection. All appliances, systems, fittings, fixtures etc... have not been tested by us, so we cannot vouch for their working order/condition. In all cases, buyers are to appoint their own surveyor, trades people, advisors etc... with regard to assessing the property.

Viewing arrangements

Tel 01628 638068 or 07507 812644.



Directions From Maidenhead town centre proceed south out of the town on the A308 & having passed under the railway bridge, filter into the right hand lane & turn right into Shoppenhangers Rd. Pass the side entrance of the railway station and up the hill passing Desborough School on your right & further along the Holiday Inn on your left; over the A404(M), over 2 further mini roundabouts, continuing along this road until reaching a further roundabout, turning left into Woodlands Park Rd & then 2nd right into Lowbrook Dr, where this house will be found on the left after Pursell Close.