



**79 Alwyn Road, Maidenhead SL6 5EJ**

**welcome to**

## **79 Alwyn Road, Maidenhead**

A three bedroom, two bathroom detached home being sold with no onward chain and situated in a much sought-after road, within easy reach of well-regarded local schools such as Newlands Girls School and Furze Platt primary & secondary schools. The property requires modernisation, ideal for a buyer looking to design and create their own family home. The accommodation comprises; entrance hall, two separate reception rooms, kitchen, utility area and shower room on the ground floor. Upstairs, there are two well-proportioned double bedrooms, good size third bedroom and the modern family bathroom. Outside, there is an enclosed rear garden offering a high degree of seclusion and to the front, multiple off-street parking on the driveway leading to the garage.



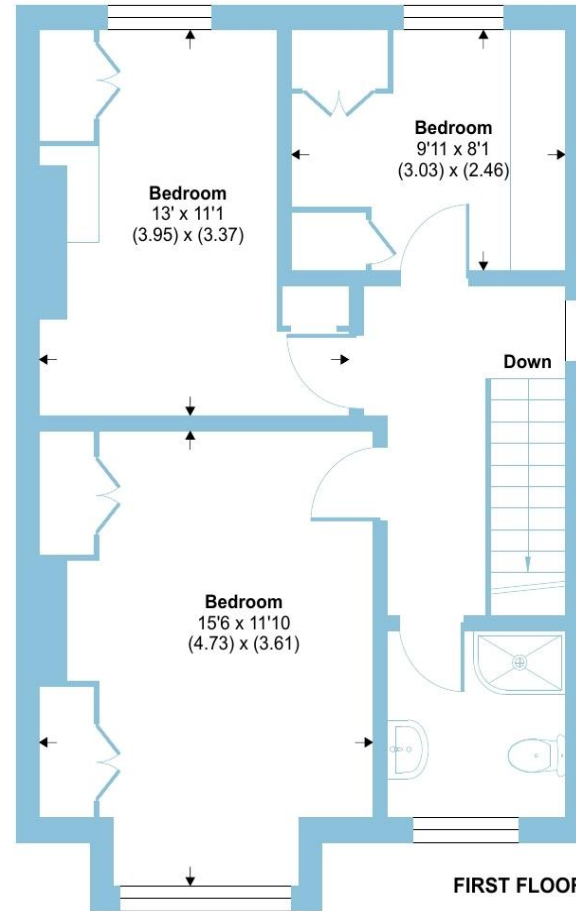
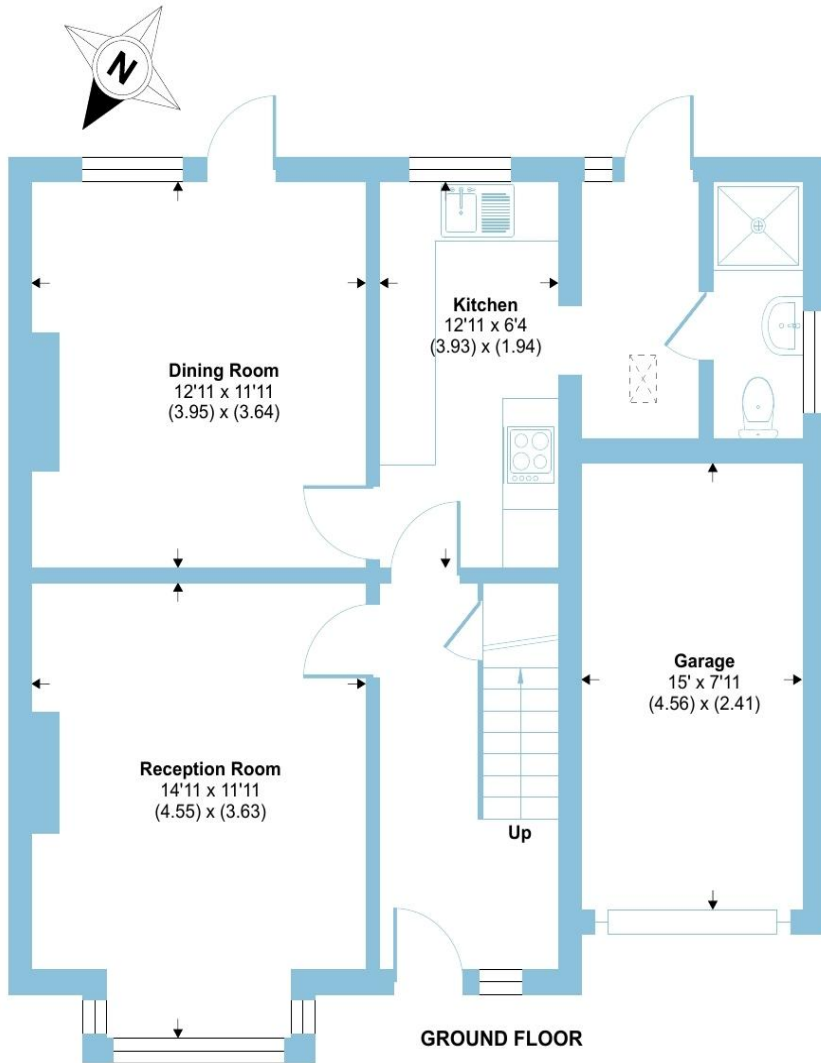
# Alwyn Road, Maidenhead, SL6

Approximate Area = 1095 sq ft / 101.7 sq m

Garage = 118 sq ft / 10.9 sq m

Total = 1213 sq ft / 112.6 sq m

For identification only - Not to scale



## Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

## Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

welcome to

## 79 Alwyn Road, Maidenhead

- DETACHED HOUSE
- THREE BEDROOMS
- TWO BATHROOMS
- REQUIRING UPDATING
- DRIVEWAY AND GARAGE
- CLOSE TO LOCAL SCHOOLS
- EASY ACCESS TO TOWN CENTRE & STATION
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D

Council Tax Band: E

**£600,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MHD122587 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Roger Platt is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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