

Orchard Grove

Maidenhead • Berkshire • SL6 6DR

Guide Price: £750,000



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A beautifully presented three bedroom semi detached home, thoughtfully updated and extended by the current owners to create a superb family living space. Situated on Orchard Grove in Maidenhead, a peaceful residential cul-de-sac, the home benefits from easy access to excellent transport links, a range of local amenities, and nearby green spaces. The ground floor comprises a spacious entrance hallway with doors leading to the downstairs W/C, 13ft living room, and a stunning 21ft open plan kitchen/dining/living area. This impressive space provides the heart of the home and flows through to a 10ft utility room. To the first floor is the 12ft main bedroom with fitted wardrobes, 12ft second bedroom, 8ft third bedroom and modern family bathroom. Outside there is off street parking, private rear garden and outbuilding.

Three bedroom house

Semi detached

Beautifully presented

Extended

Potential to extend further (S.T.P)

21ft open plan kitchen/family area

12ft main bedroom with fitted wardrobes

Outbuilding/home office

Private rear garden

Off street parking

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.

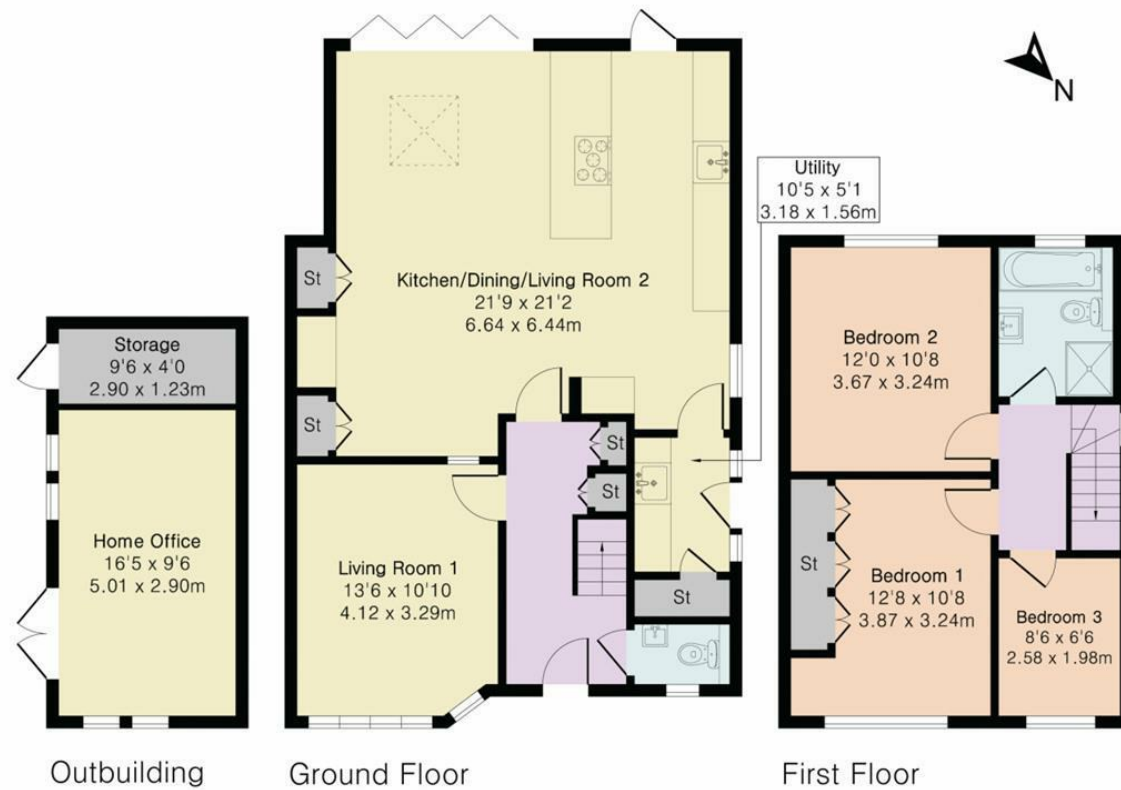




Orchard Grove, Maidenhead, SL6

Approximate Area = 1427 sq ft / 132.5 sq m

For Identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A++ (92-100)		
A+ (89-91)		
A (86-88)		
B (83-85)		
C (81-82)		
D (78-80)		
E (75-77)		
F (73-74)		
G (71-72)		
Not energy efficient - higher running costs		
England & Wales EPC Standard 2020/01/01		

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.