

# College Rise

Maidenhead • Berkshire • SL6 6BP

Guide Price: £850,000



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A well presented four bedroom detached family home, set within a sought after residential location on College Rise, conveniently positioned within easy reach of Maidenhead town centre, highly regarded schools and excellent transport links, including Maidenhead railway station with access to the Elizabeth Line. The property comprises a sitting room, additional family room, W/C, generous kitchen opening into the dining room and utility room. To the first floor are four well proportioned bedrooms and two bathrooms, including a main bedroom with en-suite shower room. Outside, the property offers a private rear garden and detached outbuilding.

Detached family home

Character property

Well maintained throughout

Sought after residential road

Walking distance to Elizabeth Line

Two reception rooms & dining room

Spacious kitchen

En-suite to main bedroom

Private garden

Local amenities close by

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.





# 38 College Rise, Maidenhead, SL6 6BP

Main House Area = 1542 sq ft / 143.2 sq m

Outbuilding Area = 144 sq ft / 13.3 sq m

Total Area = 1686 sq ft / 156.5 sq m

For Identification only - Not to scale

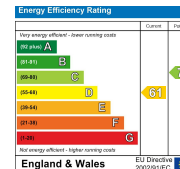


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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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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.