

# Alwyn Road

Maidenhead • Berkshire • SL6 5EG  
: £575,000



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The ground floor offers two reception rooms, comprising of a front living room and a separate dining/living room. To the rear, the kitchen provides generous worktop space and direct access to the garden. The first floor comprises of two well-proportioned double bedrooms, both served by a family bathroom. The entire second floor is dedicated to an impressive principal bedroom, benefiting from an en-suite shower room and a Juliet balcony. Externally, the property features a private rear garden, mainly laid to lawn with a patio area. To the front, there is ample on-street parking available.

Located on Alwyn Road in Maidenhead, the property is well positioned for access to the town centre, Maidenhead Station and the Elizabeth Line. A variety of local shops, cafés and amenities are nearby, along with well-regarded schools and green spaces. The area also offers excellent road links via the A4, M4 and M40.

No chain

Character property

Desirable location

Boasting over three floors

En-suite to master bedroom

Expansive south west facing garden

Juliet balcony

Three double bedrooms

Two reception rooms

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.

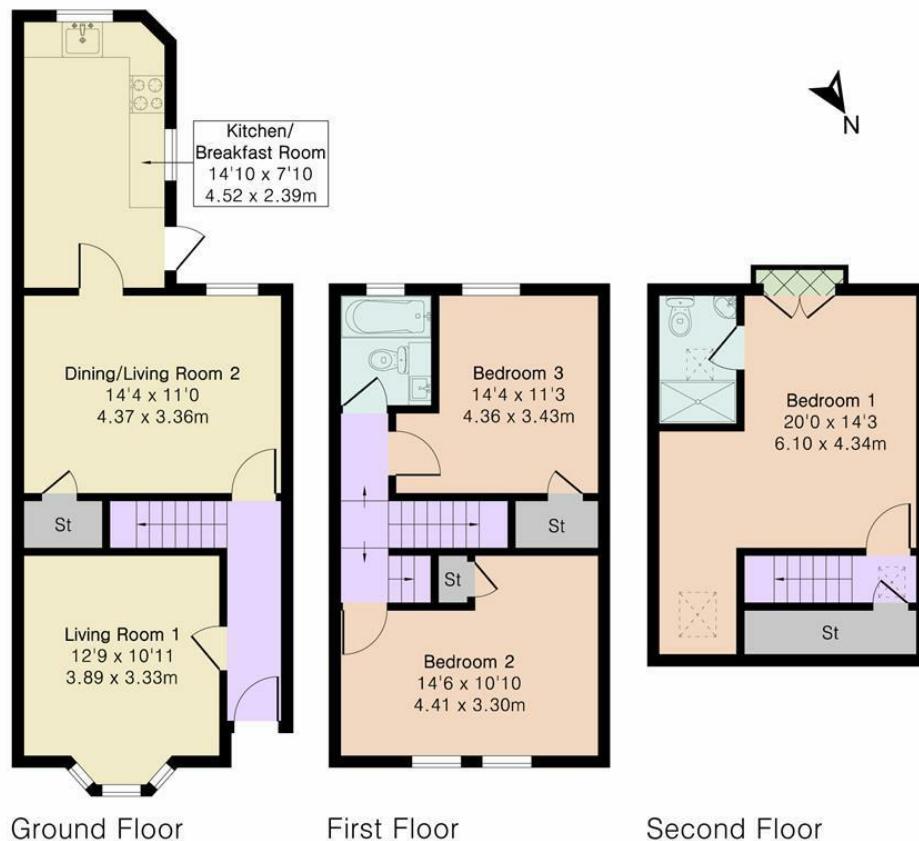




# Alwyn Road, Maidenhead, SL6

Approximate Area = 1141 sq ft / 106.0 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
Very energy efficient - lower running costs	
2010 plus A	A
2009-2010	B
2008-2009	C
2007-2008	D
2006-2007	E
2005-2006	F
2004-2005	G
All energy efficient - higher running costs	
EU Directive 2002/91/EC	

England & Wales

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.