

Curls Lane

Maidenhead • Berkshire • SL6 2QF

Guide Price: £1,250,000



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A beautifully presented detached four bedroom family home with a detached garage and ample parking for multiple vehicles, situated on Curls Lane and ideally located within walking distance of Maidenhead's Elizabeth Line station.

The ground floor comprises of a spacious modern kitchen with a kitchen island, separate utility room, downstairs WC, dining room, study and a generous living room. Upstairs features a spacious landing leading to the principal bedroom with built in storage and ensuite, a second bedroom with built in wardrobes and ensuite and the third and fourth bedrooms serviced by the four piece family bathroom. There is potential for a loft conversion, subject to the necessary planning permission.

The property benefits from a beautifully landscaped garden with patio and decking areas, ideal for entertaining. Additional features include a detached single garage with electric doors, wide side access, and parking for numerous vehicles.

Conveniently located within easy reach of the M4, M40, Heathrow Airport, Gatwick Airport and excellent local amenities, including well regarded schools.

Detached four bedroom house

Extended

Separate utility

Large living room

Downstairs WC

Dining room & study

Two ensuite bedrooms

Expansive driveway

Detached garage

Walking distance to Maidenhead Elizabeth line

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.

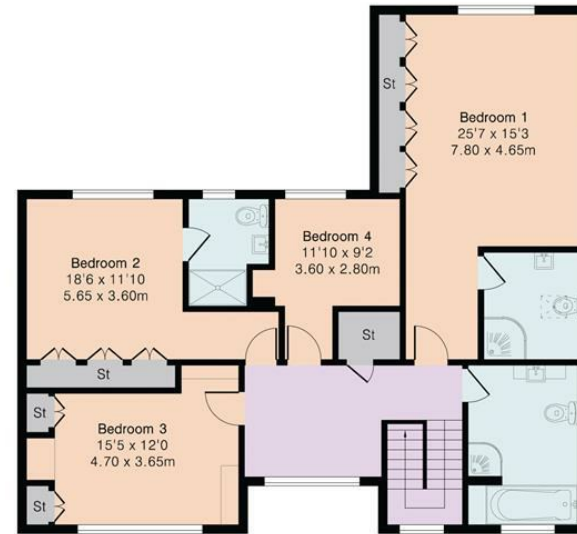




Yewbarrow, Curls Lane, Maidenhead, SL6

Main House Area = 2451 sq ft / 227.6 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
<small>Very energy efficient - lower running costs</small>			
A	B		
C	D		
E	F		
G			
<small>Not energy efficient - higher running costs</small>			
England & Wales		<small>EU Directive 2002/91/EC</small>	

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.

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