

HUNT & NASH

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12 Compton Drive, Maidenhead Berkshire SL6 5JS

**THREE DOUBLE BEDROOM DETACHED BUNGALOW
LARGE MATURE PLOT OF ABOUT ONE THIRD OF AN ACRE
IN NEED OF UPDATING OFFERING PLENTY OF POTENTIAL
TWO GENEROUS RECEPTION ROOMS: FAMILY BATHROOM: CLOAKROOM
REAR ASPECT KITCHEN: OFF ROAD PARKING PLUS A DETACHED GARAGE
HIGHLY DESIRABLE, QUIET LOCATION: NO ONWARD CHAIN
NEWLANDS GIRLS' SCHOOL CATCHMENT: COUNCIL TAX BAND F: EPC RATING E**



A fabulous three bedroom detached bungalow that has been extended in the past to provide particularly spacious accommodation that is complemented with an equally impressive plot approaching one third of an acre. Situated in a highly desirable and ever so quiet area close to Newlands Girls' School and accessible to Clare's Court, this is a superbly rare opportunity.

The principle reception rooms include a large double aspect family room, with access to the rear garden and an L-shaped lounge/diner with access to the kitchen. The kitchen is fitted with a range of matching wall and base units above and below fitted work tops with space for the usual appliances. There is further access to the rear garden from the kitchen.

The three double bedrooms are serviced by a family bathroom that would benefit from being updated and there is also a separate cloakroom off the entrance hall. There are built in wardrobes in the main bedroom and the second bedroom.

To the front of the property is a driveway leading to a detached garage that has an up and over door, power and light. The front garden is mainly lawn with a variety of mature shrubs. Access to the impressive rear garden is available via a side gate between the property and the garage.

The rear garden is well stocked with a variety of mature fruit trees and the total plot size is about 0.30 of one acre.

Maidenhead has excellent transport links with access to the M4 motorway via junction 8/9 nearby and superb rail services to London and Reading via the Elizabeth Line. There are various sporting facilities and opportunities locally including golf at Mill Ride, Sailing at Upper Thames Sailing Club and Cookham Reach plus Racing at Ascot and Windsor.

HMRC Anti Money Laundering

Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR

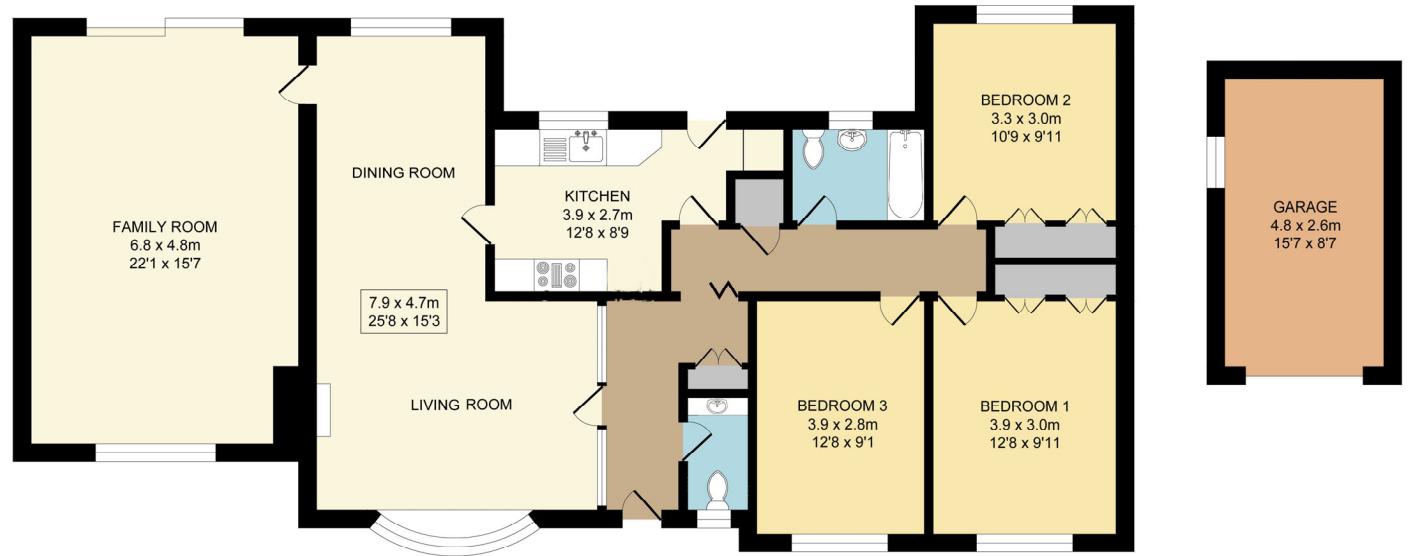
GUIDE PRICE . . . £800,000 . . . FREEHOLD

The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Viewing By Appointment
Tel: 01628 522568 Email: bourneend@huntandnash.co.uk



TOTAL APPROX. FLOOR AREA 127.0 SQ.M / 1367 SQ.FT (EX. GARAGE 13.0 SQ.M / 140 SQ.FT)
 All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. www.huntandnash.co.uk





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