



HUNT & NASH

Est. 1938

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12 Willow Close, Maidenhead Berkshire SL6 6GZ

**MODERN END TERRACE HOME: TWO DOUBLE BEDROOMS: SITTING ROOM
KITCHEN: BATHROOM: CLOAKROOM: QUIET CUL DE SAC
BACKING ONTO SCHOOL PLAYING FIELDS
ALLOCATED PARKING: NO ONWARD CHAIN
COUNCIL TAX BAND D: EPC RATING C**



An attractive two double bedroom house at the end of a row of similar houses in a quiet cul de sac conveniently located on the outskirts of Maidenhead, backing onto Furze Platt School playing fields.

The property is well presented throughout and there is a sitting room, modern fitted kitchen and cloakroom on the ground floor, with two double bedrooms and a bathroom on the first floor. There are fitted wardrobes in both of the bedrooms and patio doors from the sitting room out to the rear garden.

There is an allocated parking space to the front of the property and a landscaped front garden. The rear garden is mainly lawn and backs onto school playing fields. There is an annual maintenance fee payable to the Managing Agents for maintenance of the communal landscape areas and details of this are available upon request from Hunt & Nash Block Management Department.

Maidenhead has excellent transport links with access to the M4 motorway via junction 8/9 nearby and rail services to London Paddington from Maidenhead station (about 1.0 mile) with an efficient service to London (Paddington). Currently the journey time to London Paddington is from 20 minutes at peak times and this may improve now that the Elizabeth Line has recently opened.

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

Travel time by Rail (from Maidenhead Station) Reading - 14 mins | London Paddington - 20 mins

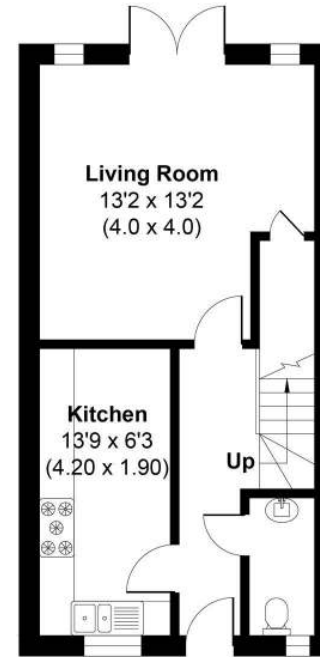
GUIDE PRICE . . . £405,000 . . . FREEHOLD

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

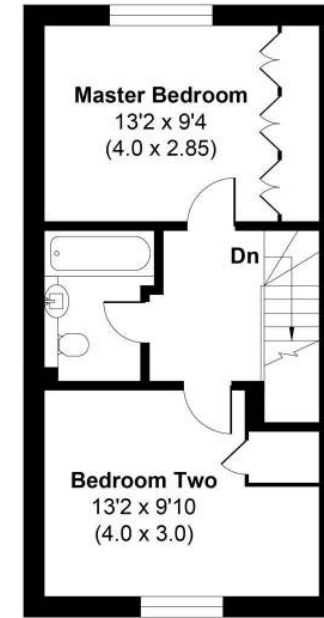
Viewing By Appointment
Tel: 01628 522568 Email: bourneend@huntandnash.co.uk



WILLOW CLOSE
APPROX. GROSS INTERNAL FLOOR AREA
714 SQ FT / 66.40 SQ METERS



GROUND FLOOR
APPROX. FLOOR
AREA 357 SQ.FT.
(33.20 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 357 SQ.FT.
(33.20 SQ.M.)



Note: These particulars are produced in good faith, having been prepared as a general guide. Hunt & Nash give notice that they do not constitute any part of a contract. We have not carried out a survey, nor tested the services, appliances and specific fittings if any. Room sizes should not be relied on for carpets and furnishings.

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