





# 59 Headington Road, Maidenhead Berkshire SL6 5JZ



**DETACHED BUNGALOW: THREE BEDROOMS: RE FITTED KITCHEN & BATHROOM  
GAS CENTRAL HEATING: DOUBLE GLAZING  
HIGHLY SOUGHT AFTER LOCATION: CLOSE TO NEWLANDS SCHOOL  
CONVERTED GARAGE TO STUDIO ROOM\*: DRIVEWAY AND CAR PORT  
NO ONWARD CHAIN: EPC RATING E**

An attractive and well presented three bedroom detached bungalow in a highly sought after residential area, close to Newlands Girls School.

The property benefits from a refitted kitchen and bathroom, a spacious L shaped reception room and three good size bedrooms. The main bedroom has a range of fitted wardrobes and the third bedroom is fitted as a study/home office. There is also a cloakroom and the property has double glazed windows and doors and gas fired central heating.

The detached garage has been converted into a self contained studio with a kitchenette and a compact shower room. It must be noted that consent has not been sought for this and this cannot be classified as a separate dwelling. It could be considered ideal for a live in carer or perhaps for a teenager.

There is plenty of parking on the driveway and there is a car port attached to the side of the bungalow. The front and rear gardens are mainly lawn with mature flower and shrub borders. There is a garden shed and an outside tap.

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 well improve with the long awaited opening of The Elizabeth Line.

## **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 . . . £625,000 . . . FREEHOLD

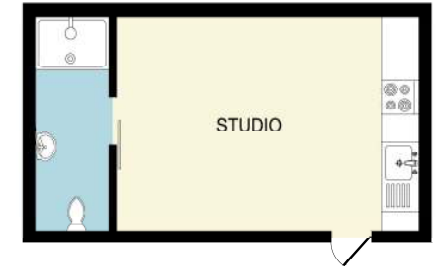
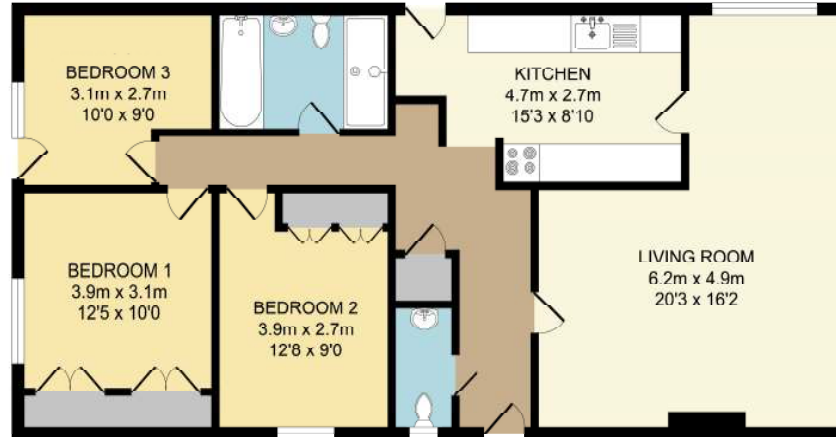
The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

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Viewing By Appointment  
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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](http://www.huntandnash.co.uk)







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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