

HUNT & NASH

Est. 1938

www.huntandnash.co.uk



Lawson House, Mill Lane, Taplow Berkshire SL6 0AG

**SUBSTANTIAL FAMILY HOME OF APPROXIMATELY 2650sq ft
THREE RECEPTION ROOMS: FIVE BEDROOMS: THREE BATH/SHOWER ROOMS
FABULOUS MODERN FITTED KITCHEN WITH SEPARATE UTILITY ROOM
CLOAKROOM: LANDSCAPED REAR GARDEN WITH OUTSIDE COVERED SEATING AREA
ATTACHED GARAGE WITH DRIVEWAY PARKING: NO ONWARD CHAIN
COUNCIL TAX BAND G: EPC RATING B**



Occupying a prime position within the heart of 'Taplow Riverside', Lawson House is a fine example of a perfectly proportioned family home offering spacious, flexible accommodation, ideally suited to modern day needs.

The accommodation is arranged over three floors allowing plenty of natural light to fill the rooms and has been finished to an extremely high specification throughout. Premium features include underfloor heating, integrated sound system and CAT5 cabling.

On the ground floor is a welcoming high ceiling entrance hall, formal dining room, cloakroom, utility room and a fabulous open plan kitchen/family room with full height double doors out to the rear garden. The kitchen is fitted with an extensive range of Charles Yorke cabinetry above and below granite worktops with all Siemens integrated appliances.

On the first floor there is a large double aspect drawing room, the fifth bedroom/study and the master bedroom complete with a dressing room and stylish en suite bathroom. Stairs from the first floor lead up to the second floor and three further bedrooms, including a guest suite with dressing room, an en suite shower room and a family bathroom.

To the side of the property is a driveway leading to an attached garage that can also be accessed from the utility room. There is a door from the garage to the rear garden that has been landscaped to provide plenty of areas for entertaining/dining. Along with a well maintained lawn and well stocked flower and shrub borders, there is a fantastic custom made covered seating area and space for a hot tub.

*** An optional private mooring on The River Thames is available by separate negotiation and further details are available upon request.**

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 with an efficient service to London (Paddington) on the Elizabeth Line. Currently the journey time to London Paddington is from 18 minutes during peak times.

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

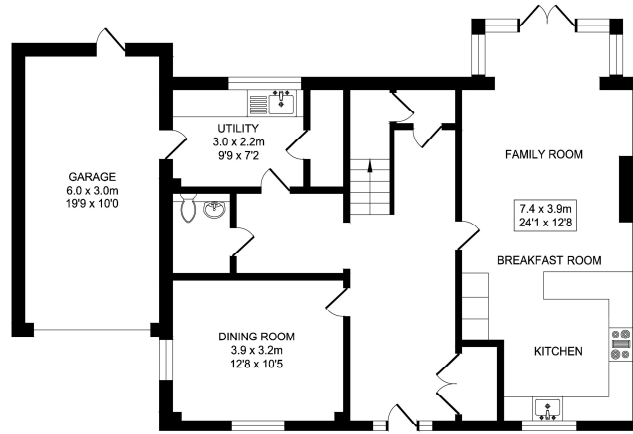
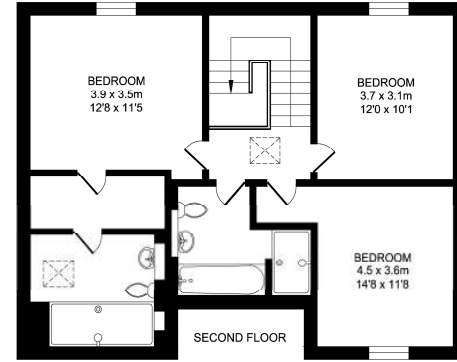
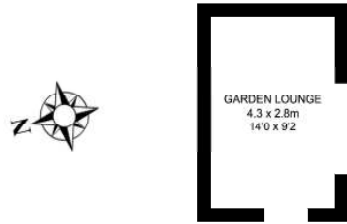
GUIDE PRICE . . . £1,495,000 . . . FREEHOLD

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

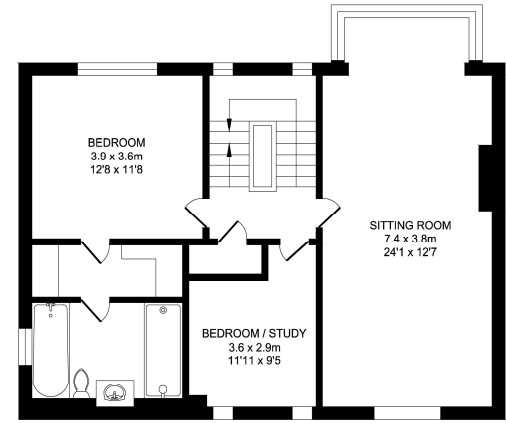
Viewing By Appointment
Tel: 01628 522568 Email: bourneend@huntandnash.co.uk



TOTAL APPROX. FLOOR AREA 246.5 SQ.M. (2653 SQ.FT.) EX. OUTBUILDING
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

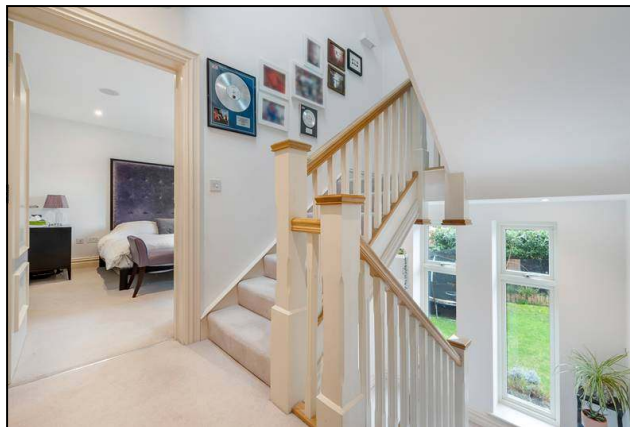


GROUND FLOOR



FIRST FLOOR

Travel time by Rail (from Maidenhead Station Elizabeth Line) Reading - 14 mins | London Paddington - 18 mins





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

HUNT & NASH

Est. 1938

www.huntandnash.co.uk

naea
propertymark

PROTECTED

ESTATE AGENTS & BLOCK MANAGEMENT
RESIDENTIAL LETTINGS & MANAGEMENT

 OnTheMarket[™].com