



HUNT & NASH

Est. 1938

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# 4 Norfolk Park Cottages, Maidenhead Berkshire SL6 7DR

**LOVELY COTTAGE: TWO DOUBLE BEDROOMS: SITTING ROOM: DINING ROOM  
GARDEN ROOM: MODERN FITTED KITCHEN: UTILITY: CLOAKROOM  
FIRST FLOOR MODERN BATHROOM: LOW MAINTENANCE PRIVATE GARDEN  
OFF ROAD PARKING: QUIET CENTRAL LOCATION: NO ONWARD CHAIN  
EPC RATING D**



This delightful semi detached cottage is located along a small quiet lane between Vicarage Road and Cordwallis Road, less than a mile from the town centre and train station.

The well maintained accommodation has been extended in the past to provide an additional reception room and a very useful separate utility room with a WC and wash hand basin. The two original reception rooms are used as a cosy sitting room with an attractive fireplace and then also a dining room that opens up into the kitchen which is fitted with a range of modern wall and base units with ample cupboards and drawers and space for appliances. Off the kitchen is the utility room and also a garden room with glass panelled double doors leading out to the rear.

On the first floor are two double bedrooms and a particularly spacious bathroom with a three piece white suite plus a shower over the bath.

To the front of the property is a driveway providing parking for one vehicle and a wooden side gate to the rear. The rear garden has been designed for low maintenance with an area of artificial grass, a paved patio adjoining the property and a further raised paved patio with a wooden outbuilding that may be suitable for a home office or a garden shed.

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.

## **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

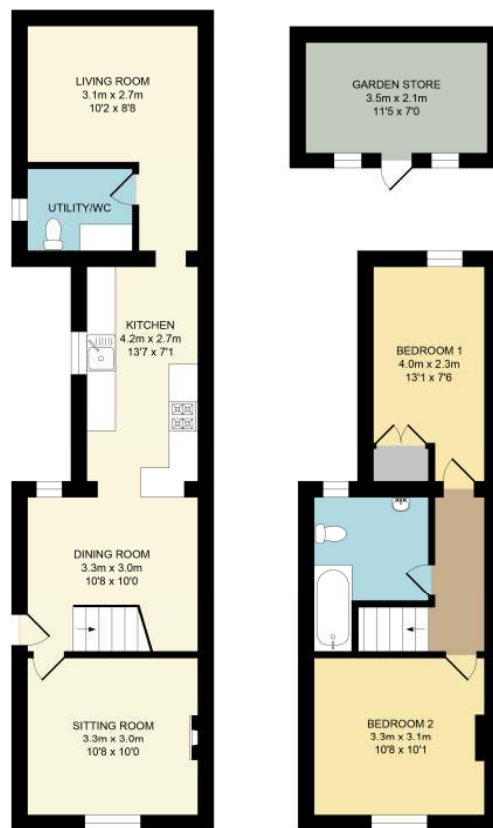
## GUIDE PRICE . . . £399,950 . . . FREEHOLD

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](mailto:bourneend@huntandnash.co.uk)

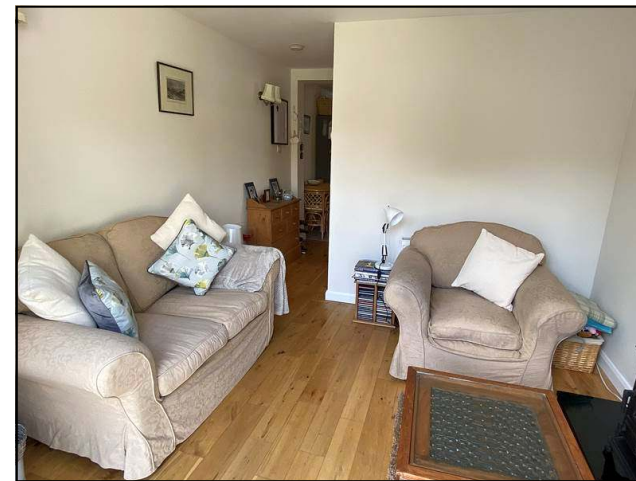


TOTAL APPROX. FLOOR AREA 81.1 SQ.M. (873 SQ.FT.)  
Total area includes garden store floor area (7.5 sq.m. / 81 sq.ft.)  
All measurements of doors, windows, rooms and any other items are  
approximate and no responsibility is taken for any error, omission or  
mis-statement. This plan is for illustrative purposes only and should  
be used as such. Not to scale. [www.huntandnash.co.uk](http://www.huntandnash.co.uk)



GROUND FLOOR

FIRST FLOOR







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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