



**10 Wootton Way, Maidenhead, SL6 4QU**  
**£750,000 Freehold**

An extended three bedroom detached family home set back from the road with a good sized garden and ample space to extend STPP. The property, which needs updating, has a conservatory, is conveniently located within a short walk of local shops and schools and is within easy reach of the town centre and Elizabeth Line station giving fast access to central London

### **Entrance Hall**

Leading to first floor landing, understairs storage cupboard,

### **Cloakroom**

WC, wash basin, mirror above, tiled surround

### **Kitchen**

Comprising range of wall and base cupboards and drawers, work surfaces incorporating stainless steel sink, breakfast area with fitted L bench seating, space for washing machine, door to outside

### **Sitting/Dining room**

With central texture stone fireplace, working gas fire, sliding patio doors to rear garden, door to conservatory

### **Conservatory**

Tiled floor, door to garden

### **Bedroom 1**

Fitted floor to ceiling mirror fronted wardrobe, built in wardrobe cupboard, door leading to study

### **Study/Bedroom**

Cupboard units

### **Bedroom 2**

Built in wardrobe cupboard

### **Bedroom 3**

Built in wall to wall wardrobes

### **Bathroom**

Shaped panelled bath, WC, pedestal wash basin, tiled surround, fully tiled enclosed shower, built in cupboard

### **Outside**

Paved patio, lawn with established borders, west facing, driveway parking for a number of cars

### **Double garage**

Including a storage area, light and power



Floor Plan

Approximate Floor Area = 120.9 sq m / 1301 sq ft  
Garage = 30.1 sq m / 324 sq ft  
Total = 151.0 sq m / 1625 sq ft

Wootton Way

Waterman  
Established 1990

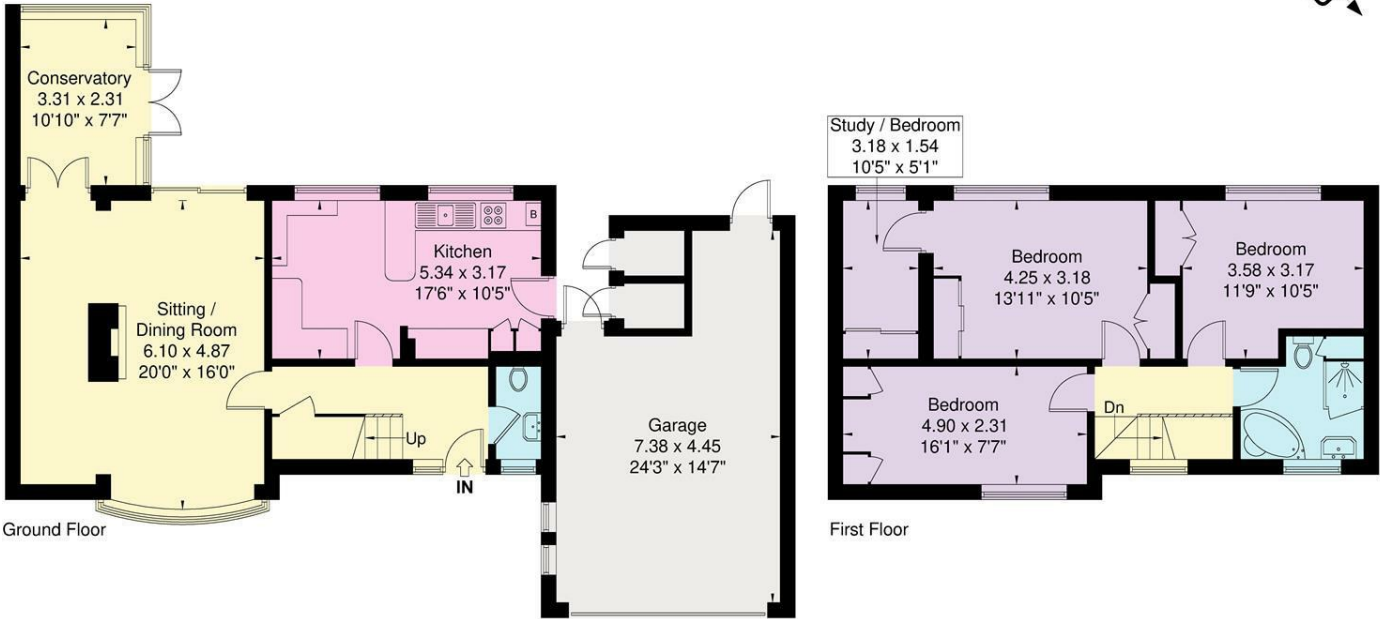
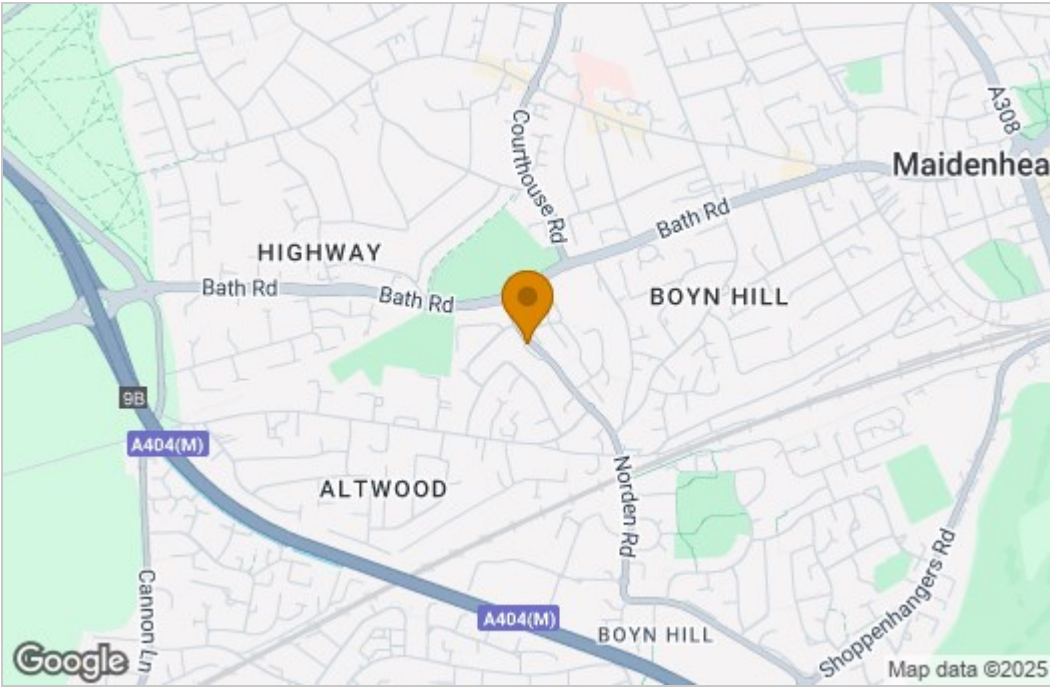
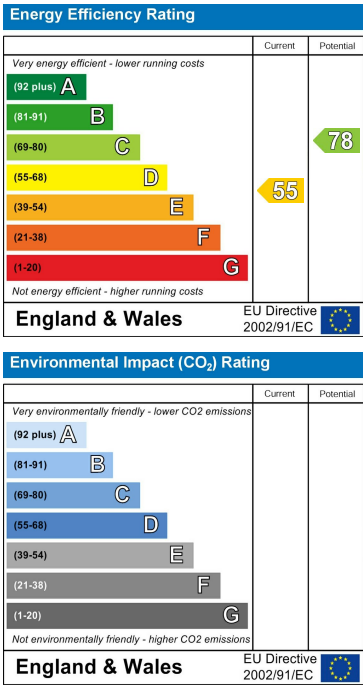


Illustration for identification purposes only,  
measurements are approximate, not to scale.

Area Map



Energy Efficiency Graph



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