



**138A Lillibrooke Crescent, Maidenhead, SL6 3XH**  
**Offers Over £575,000 Freehold**

A particularly well-presented detached three-bedroom house located on the popular Lillibrooke Crescent. This property boasts an open-plan living area, a recently fitted high-quality kitchen, utility/cloakroom, and an en-suite bathroom to the main bedroom. Additional benefits include a large driveway and garage. The home is within walking distance of highly regarded local schools, including Lowbrook Academy and Cox Green School.

## **Entrance Hall**

### **Utility/Cloakroom Room**

Space for a washing machine and tumble dryer, clothes hanging rail, WC, wash basin

### **Kitchen/Dining /Sitting Room**

A high quality recently fitted kitchen with a range of contemporary wall and base units providing ample storage, work surfaces, integrated oven, dishwasher, fridge freezer, microwave, and kitchen bin, electric hob and extractor hood above, double aspect, engineered wood flooring, patio doors overlooking the garden

### **Hallway**

Separate front entrance

### **Stairs to first floor landing**

Under stairs storage cupboard

### **First floor landing**

Storage cupboard with slatted shelving housing new Worcester boiler

### **Main Bedroom**

Built in double wardrobe with drawers, double aspect

### **Ensuite**

Enclosed shower, WC, wash basin with mirror above, tiled flooring, heated towel rail

### **Double Bedroom**

Large built in cupboard,

### **Double Bedroom**

### **Bathroom**

White suite of close coupled WC, wash basin, panelled bath with shower unit over with glass screen, fully tiled, rainfall shower head,

### **Outside**

To the front the garden is laid to lawn with driveway/off road parking for a number of cars leading to garage, side access leading to easy to maintain garden with good size patio area

### **Garage**

With power and electric connected

## Floor Plan

Approximate Floor Area = 118.4 sq m / 1274 sq ft  
 Garage = 12.5 sq m / 134 sq ft  
 Total = 130.9 sq m / 1408 sq ft

Lillebrook Crescent

**Waterman**  
 Established 1990

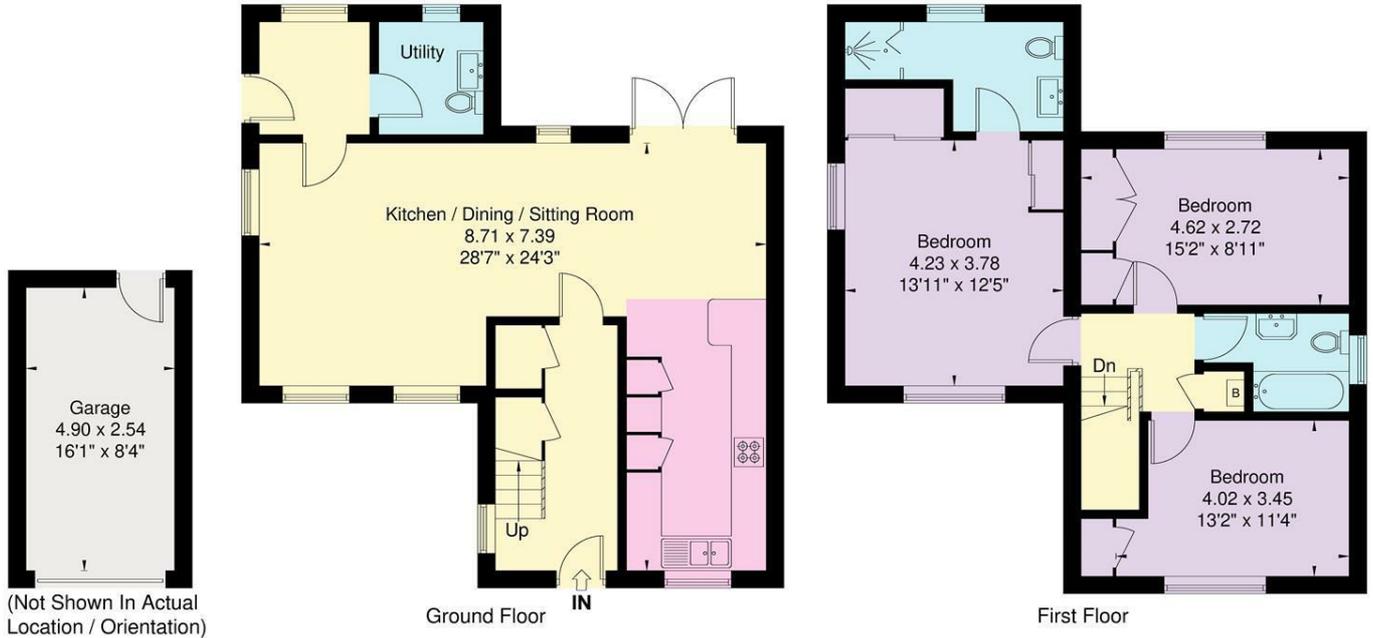
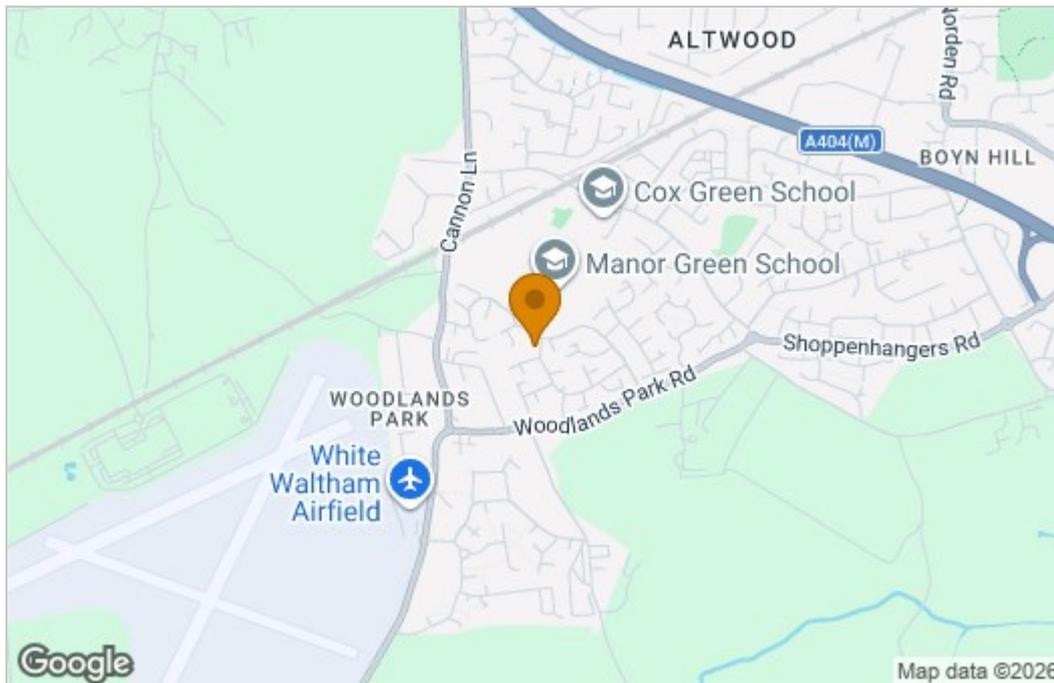
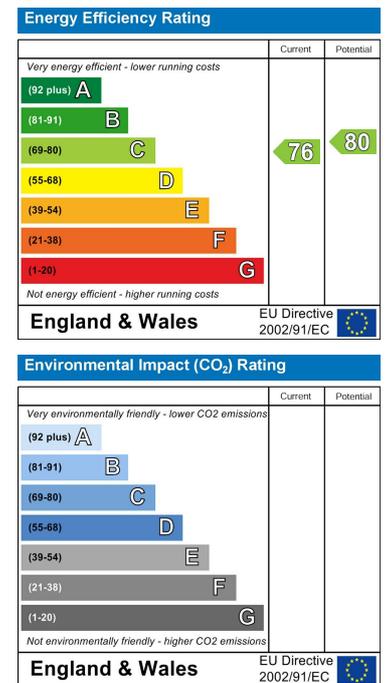


Illustration for identification purposes only, measurements are approximate, not to scale.

## Area Map



## Energy Efficiency Graph



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