



95 Stompits Road, Maidenhead, SL6 2LD

£500,000 Freehold

****NO ONWARD CHAIN**** 2 bedrooomed semi-detached house requiring modernisation and improvement situated in the popular Holyport Village. The property offers two large reception rooms, potential for driveway parking and a secluded garden, ample scope for further extension STPP. Walking distance of local shops, school and the picturesque village green and good bus routes (to Wexham Park, Windsor, Maidenhead, Bracknell) running past the house and of course the Elizabeth Line in Maidenhead.

Covered porch

Door to:

Entrance Hall

Cloaks cupboard

Sitting Room

Double aspect, gas coal affect fire.

Dining Room

Window to front.

Kitchen

Larder cupboard, plumbing for washing machine, space for cooker, wall mounted gas boiler, sink unit with cupboards below.

Sun Room

Timber framed, doors to rear garden.

Stairs rising to first floor landing

Window to side, loft hatch.

Bedroom 1

Window overlooking front garden, large airing cupboard housing hot water tank.

Bedroom 2

Window to rear, built in storage/shelving unit.

Bathroom

Comprising panel enclosed bath tub, pedestal wash basin, w/c.

Outside

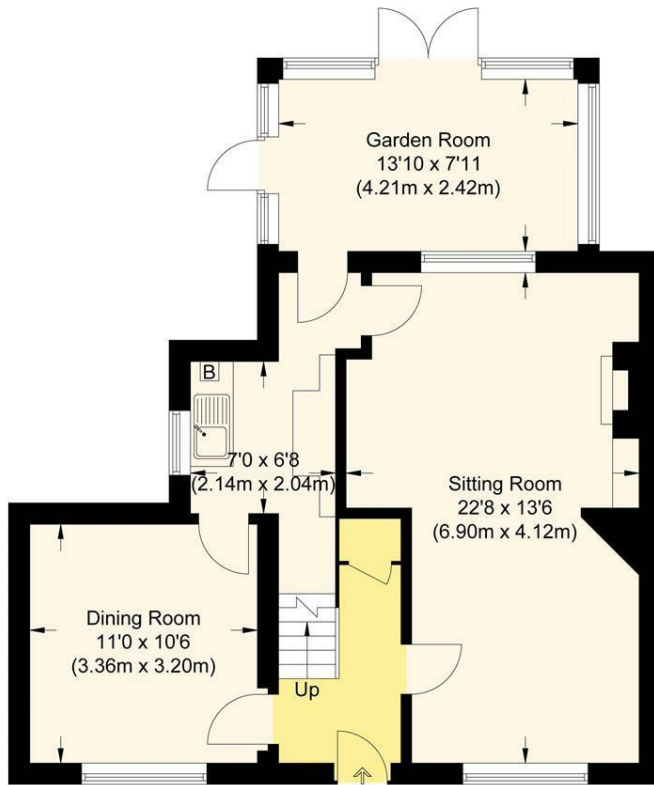
The front garden is laid to lawn enclosed with low level brick wall, double gates leading to area of hard standing, side access to a secluded rear garden.

The rear garden is mainly laid to lawn with mature trees, garden shed.

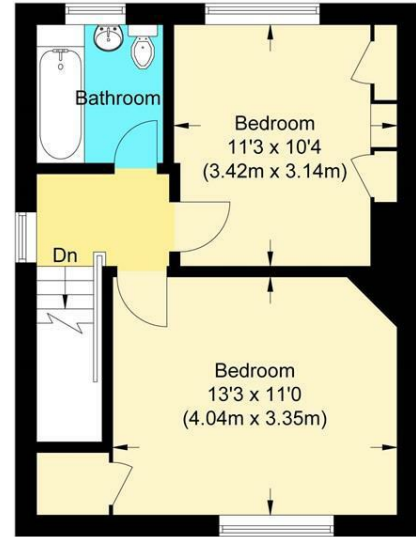
Floor Plan

Stompits Road

Approximate Gross Internal Floor Area : 96.0 sq m / 1033.33 sq ft



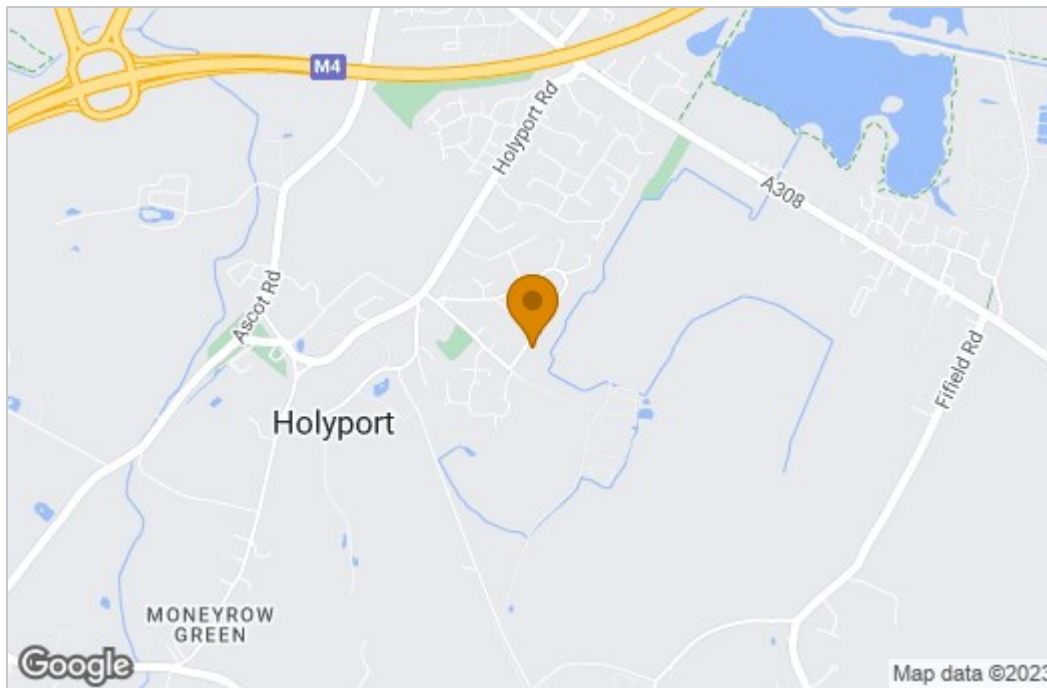
Ground Floor



First Floor

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

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.