Waterman

*Established 1990*









## 12 Hobbis Drive, Maidenhead, SL6 5AN

## £695,000 Freehold

CHAIN FREE. A four-bedroom linked-detached property situated in a quiet cul-de-sac location, overlooking playing fields and within walking distance of National Trust land at Pinkneys Green. The property is conveniently located for Maidenhead town centre, the Elizabeth Line station, local amenities, well-regarded schools, and nearby green spaces.

**Covered Entrance Porch**
Leading to

**Entrance Hall**
Storage cupboard, stairs to first floor landing

**Cloakroom**
WC, wash basin

**Kitchen**
Integrated double oven, ceramic hob, extractor fan over, space for dishwasher, washing machine and tall fridge /freezer, floor and wall cupboards with drawers, tiled splashbacks, work surface with inset stainless steel sink. Door leading to side access

**Dining Room**
Bay window

**Sitting Room**
Patio doors leading to garden

**First Floor Landing**
Loft access hatch, storage cupboard

**Bedroom 1**
Built in mirrored wardrobe

**Ensuite**
Enclosed shower, wc, wash basin, fully tiled

**Bedroom 2**

**Bedroom 3**

**Bedroom 4**
Built in wardrobe and storage cupboard

**Bathroom**
Panelled bath, wash basin, WC

**Outside**
There is a well maintained rear garden laid to lawn

The property benefits from a front garden with driveway access

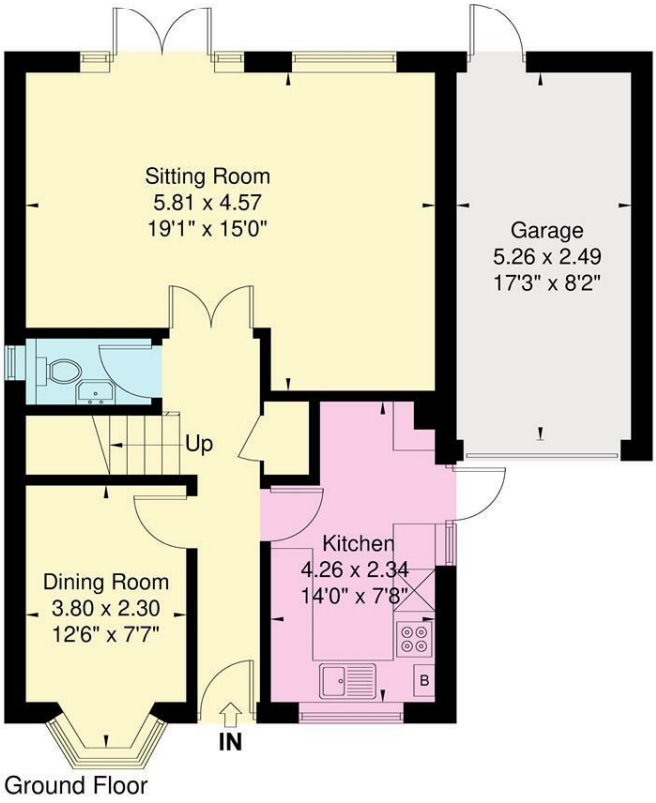
**Garage**
Up and over door

## Floor Plan

Approximate Floor Area = 106 sq m / 1140 sq ft
Garage = 13.6 sq m / 146 sq ft
Total = 119.6 sq m / 1286 sq ft

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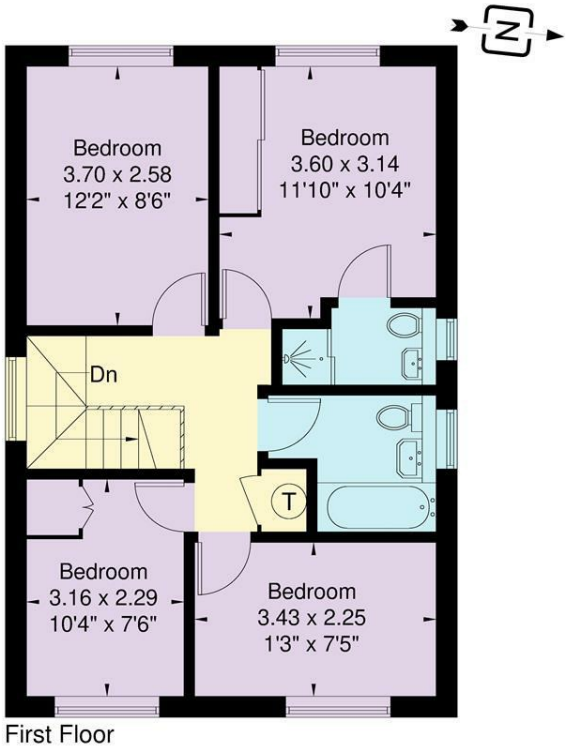
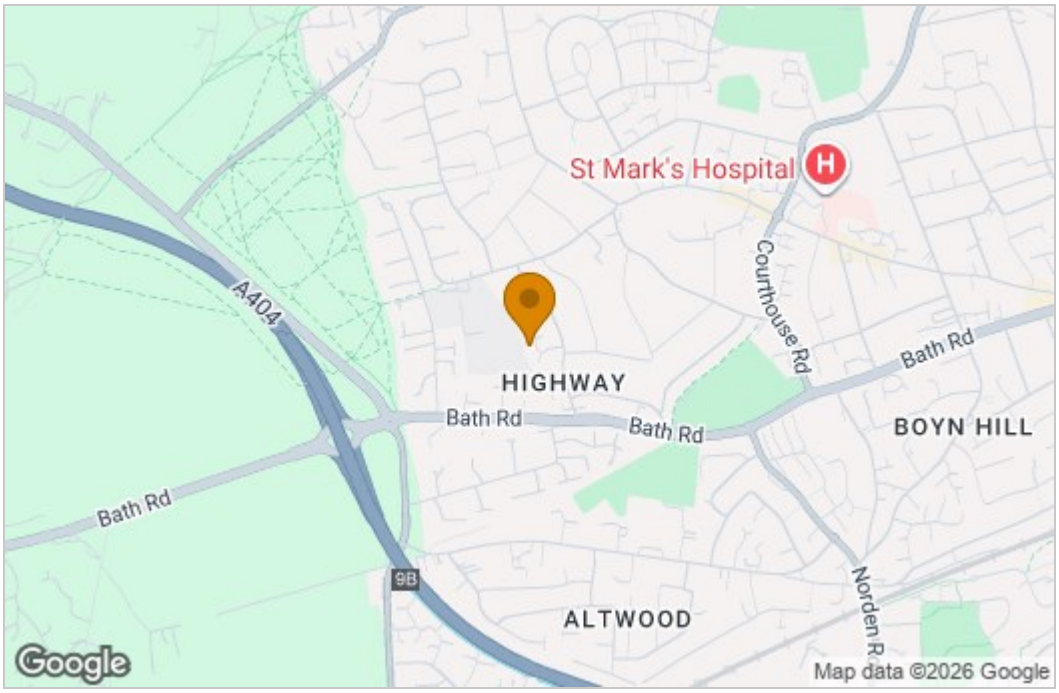
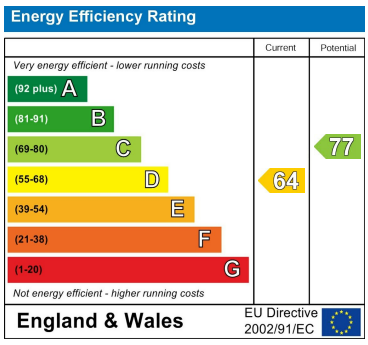



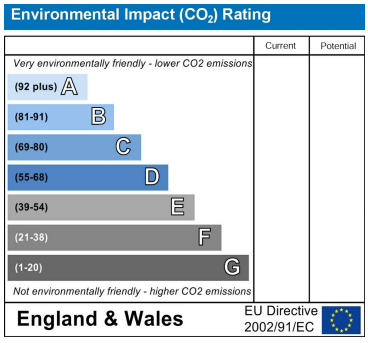

Illustration for identification purposes only,
measurements are approximate, not to scale.

## Area Map




## Energy Efficiency Graph




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