



**7 Earlsfield, Holyport, Maidenhead, SL6 2LZ**  
**£850,000 Freehold**

CHAIN FREE. A rarely available four-bedroom detached home, set in a cul-de-sac close to Holyport village centre and within catchment for the desirable Holyport College. The property is within easy reach of Windsor and Maidenhead town centre and offers excellent transport links via the M4, A404, and Maidenhead's Elizabeth Line station.

## **Entrance Lobby**

## **Entrance Hall**

Welcoming entrance hallway with wood-effect flooring

## **Cloakroom**

WC, heated towel rail, wash basin unit, mirror above

## **Dining Room**

## **Sitting Room**

Double aspect with feature fireplace and large bay window, patio doors overlooking the garden

## **Kitchen**

Comprising range of wall and base cupboards and drawers, work surfaces incorporating stainless steel sink, integrated dishwasher and under counter fridge/freezer, oven and gas hob inset, extractor fan over, tiled flooring, breakfast bar, door leading to garden, archway through to

## **Utility Area**

Floor and wall cupboard, work surfaces, pantry storage, door leading to family room

## **Family Room**

Built in cupboard, space with plumbing for washing machine, storage cupboard, door leading to garden

## **Stairs to First Floor Landing**

Airing cupboard housing water tank, storage cupboard

## **Family Shower Room**

White suite comprising fully glazed shower cubicle, close coupled WC, pedestal wash basin with mirror above, fully tiled walls, built-in cupboard with slatted shelves

## **Master Bedroom**

Built in double wardrobes

## **En Suite Bathroom**

White suite comprising a corner panelled bath with shower over and glass screen, pedestal wash hand basin, close-coupled WC, heated towel rail

## **Bedroom 2**

Built in cupboard with clothes rail

## **Bedroom 3**

Built in double wardrobes

## **Bedroom 4**

Built in wardrobe cupboard

## **Outside**

A private, low-maintenance rear garden, thoughtfully landscaped with paved patio areas, decorative stone, and planted borders. Gated side access leads to the rear of the property, with driveway

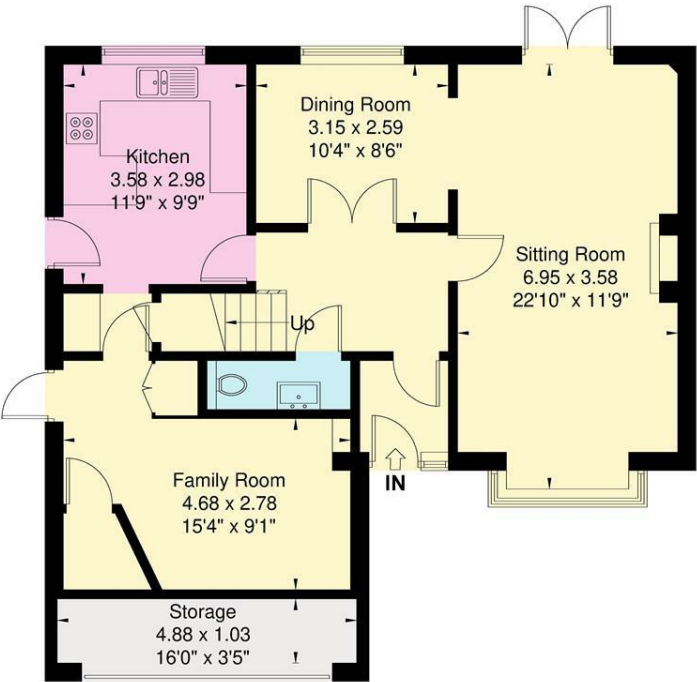
parking and storage space provided within the converted garage



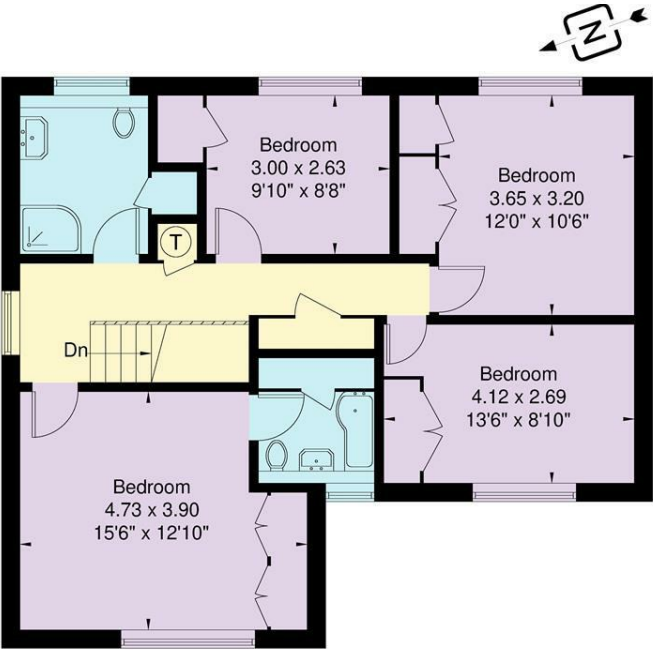
Floor Plan

Approximate Floor Area = 150.7 sq m / 1622 sq ft  
Storage = 5.1 sq m / 55 sq ft  
Total = 155.8 sq m / 1677 sq ft

Earlsfield



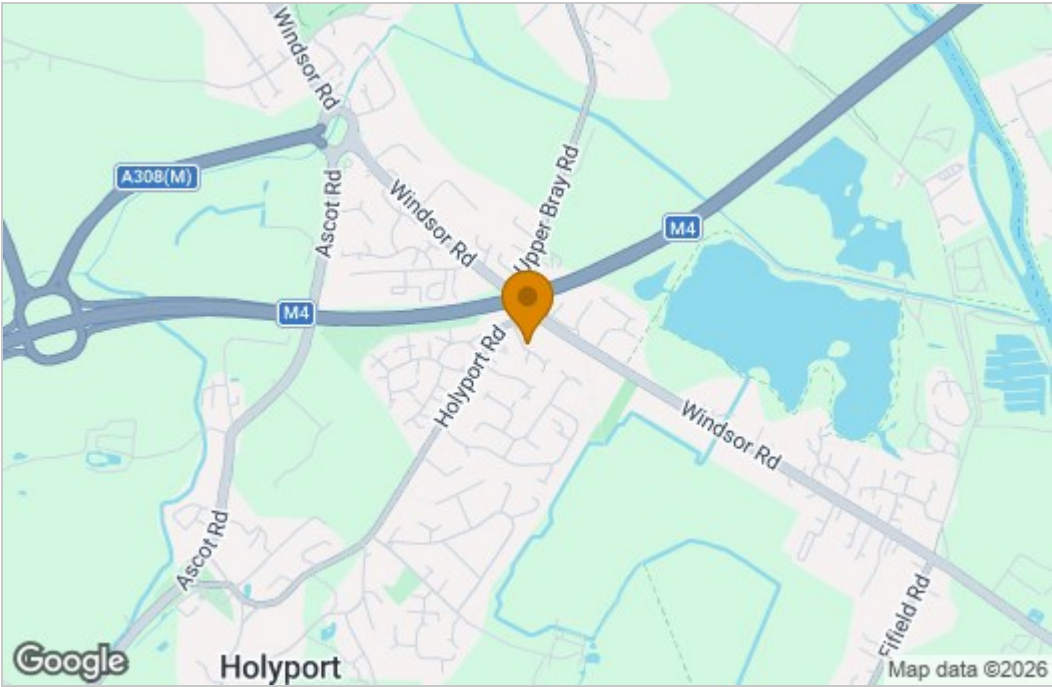
Ground Floor



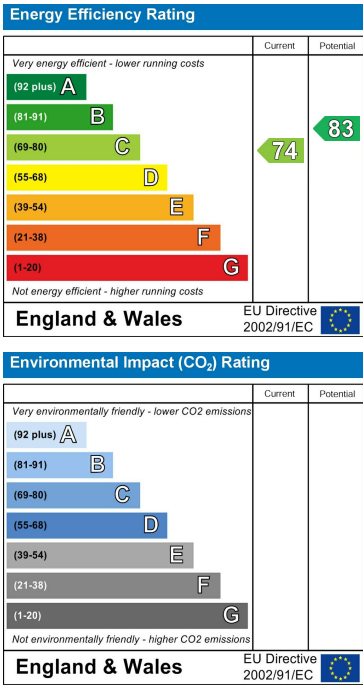
First Floor

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

Area Map



Energy Efficiency Graph



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.