



## **13 College Rise, Maidenhead, SL6 6BP** **Offers Over £650,000 Freehold**

VIEWINGS START FROM 23rd September. CHAIN FREE An extended three storey semi detached character property with a front to back open plan ground floor room. The property is in the very popular College area and within walking distance of the town centre, schools and Elizabeth line station. Features also include 3 bath/shower rooms (2 en suite), a well specified kitchen area with island unit and gas fired central heating.

### **Entrance Hall**

Door to one large open plan room with:-

### **Sitting/Dining and Kitchen area**

The kitchen area comprises an island unit with inset one and a quarter bowl sink with cupboard units and space for a dishwasher and washing machine below, work surfaces with floor and wall cupboards and drawers, tiled splashbacks, tiled floor, roof window, cupboard housing gas fired boiler, space for large fridge/freezer, built in understairs cupboard, folding double glazed doors to garden.

### **Cloakroom**

Close coupled WC, corner wash hand basin, part tiled, extractor fan.

### **Stairs from entrance hall to First Floor Landing**

#### **Bedroom**

(Front) with wardrobe cupboard on one wall.

#### **Bathroom**

Panelled bath with mixer hand shower attachment, glazed screen, close coupled WC, chrome heated towel rail, tiled surround to units, extractor fan.

#### **Bedroom**

(Rear).

#### **En Suite Shower Room**

Close coupled WC, wash basin, shower cubicle.

### **Stairs from landing to Second Floor Landing**

#### **Bedroom**

With Juliet balcony.

#### **En Suite Bathroom**

Comprising close coupled WC, panelled bath and separate shower cubicle, wash basin, heated towel rail, velux roof window.

### **Outside**

Garden with a southerly aspect, gravelled area leading onto the lawn with panelled fencing on all sides giving a good degree of seclusion. Pedestrian side access to front.



Floor Plan

Approximate Floor Area = 134.14 sq m / 1443.87 sq ft

College Rise

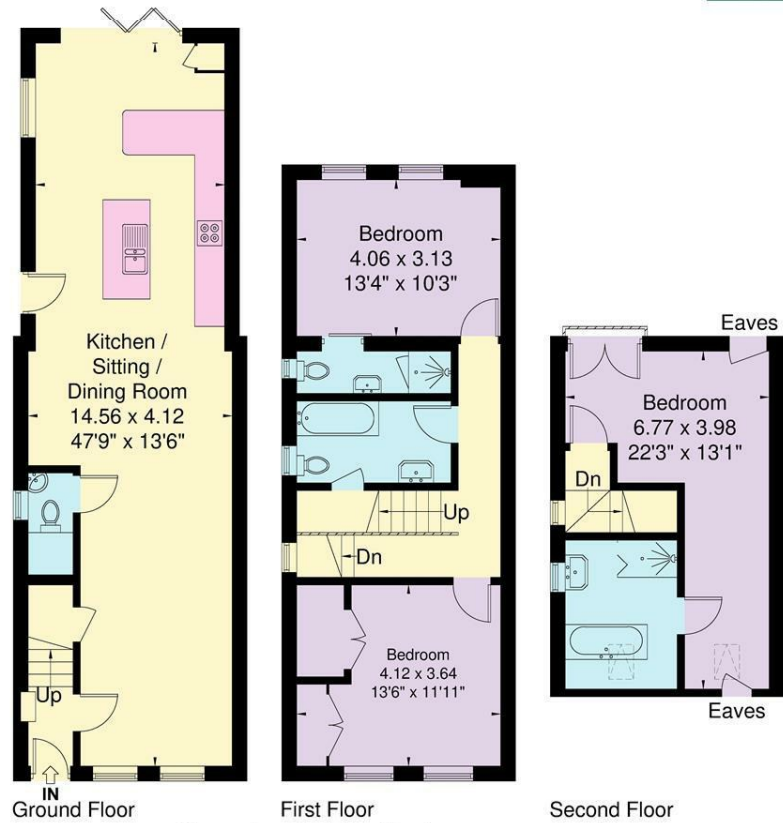
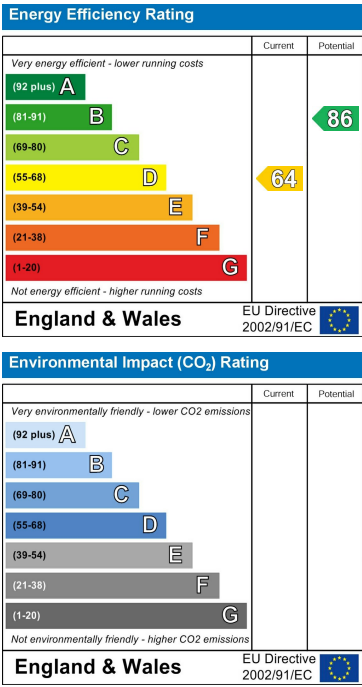


Illustration for identification purposes only, measurements are approximate, not to scale.

Area Map



Energy Efficiency Graph



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