



**27 Brill Close, Maidenhead, SL6 3EJ**

**£515,000 Freehold**

A three double bed roomed semi detached house with room to extend further (stpp). Situated in a cul de sac the property features a good size garden, garage and off road parking. Close to local shops and schools in Cox Green with easy access to the town centre and Elizabeth Line station.

## **Entrance Hall**

Understairs cupboard

## **Cloakroom**

Comprising white suite of WC, wash hand basin, tiled floor, part tiled walls.

## **Sitting Room**

Fire place with slate hearth and Yorkshire stone surround.

## **Dining Room**

Parquet floor, sliding patio doors to rear garden.

## **Kitchen**

Comprising wall and base units, work surface incorporating stainless steel sink and drainer, drinking water tap, electric oven with extractor over, space for tall fridge/ freezer, plumbing for washing machine, larder cupboard, water softener, wall mounted gas fired Valliant combi boiler, door to covered side access.

## **From Entrance Hall stair to:**

### **First Floor Landing**

Airing cupboard, access hatch to part boarded & insulated loft space with potential to convert.

### **Bedroom 1**

Window to front, built in wardrobes.

### **Bedroom 2**

Window to rear, built in wardrobe.

### **Bedroom 3**

Window to front, storage cupboard, built in wardrobe.

## **WC**

Tiled floor, part tiled walls

## **Bathroom**

Comprising a recently refitted white suite of panel enclosed bath tub with rain shower over, separate hand held shower attachment, shower screen, wash basin with enclosed cupboard below, bathroom cabinet, heated towel rail, fully tiled walls and floor, extractor unit.

## **Outside**

The front garden is mostly paved, parking space, side gate to covered access to rear garden, garage.

To the rear is a good size garden enclosed with wood panel fencing, full width patio, area laid to lawn, further paved area, 2 sheds, tap, door to garage.

## **Garage**

Double length garage with separate utility / workshop area to the rear, light and power, up and over single door.



# Floor Plan

## Brill Close

Approximate Gross Internal Area 90.41 sq m / 973.16 sq ft  
 (Excluding Garage)  
 Garage/Utility Area 25.35 sq m / 272.86 sq ft  
 Total Area 115.76 sq m / 1246.02 sq ft

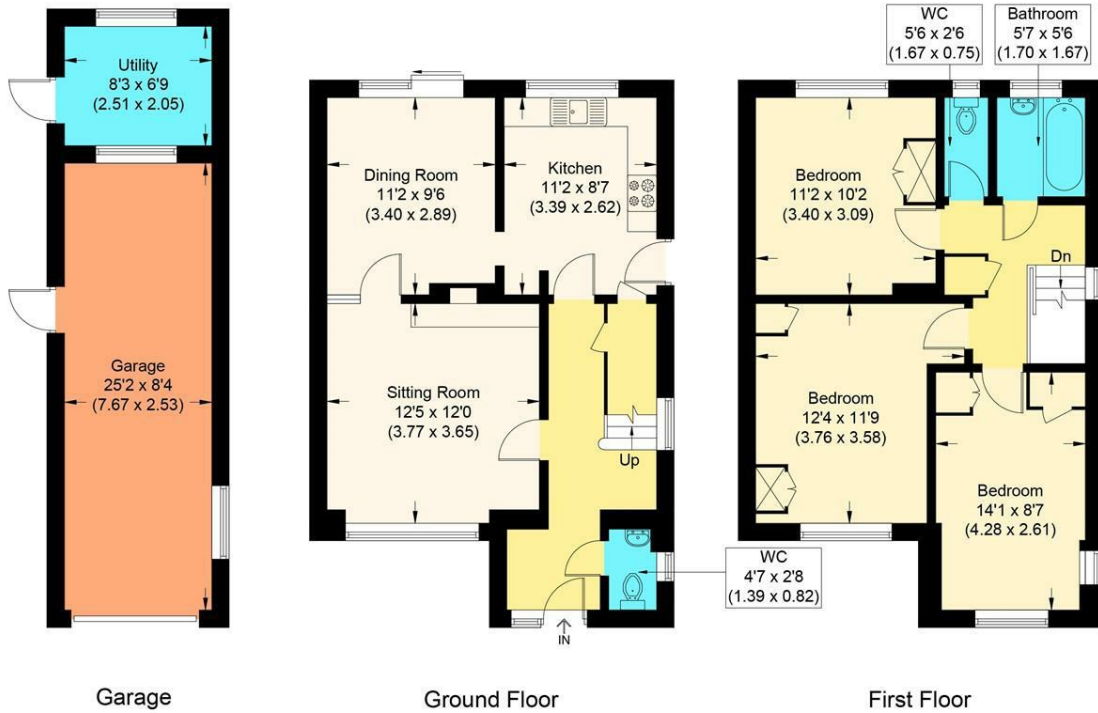
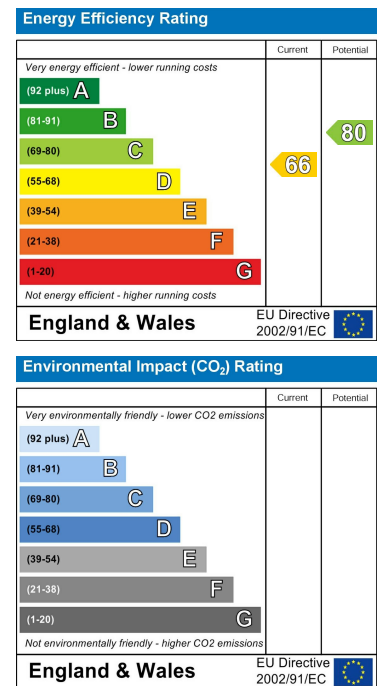


Illustration for identification purposes only,  
 measurements are approximate, not to scale.

# Area Map



# Energy Efficiency Graph



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