



**5 Cygnet Way, Maidenhead, SL6 1FW**  
**£669,000 Freehold**

A beautifully presented four-bedroom semi-detached townhouse situated in a peaceful and sought-after modern development. The property offers spacious accommodation, off-street parking, and benefits from excellent local schools nearby. Maidenhead train station is just a short walk away, providing excellent transport links to London.

### **Entrance Hall**

Welcoming entrance hallway with wood-effect flooring, storage cupboard, stairs to the first floor

### **Cloakroom**

WC, wash basin, mirror above

### **Kitchen/Dining Room**

Modern kitchen/diner with a range of fitted wall and base units, integrated appliances inc oven, hob, extractor and dishwasher with plenty of cupboard and workspace, double stainless steel sink

### **Sitting Room**

Doors opening onto an enclosed garden with patio area

### **Bathroom**

WC, panelled bath with shower over, heated towel rail, wash basin

### **First Floor Landing**

Cupboard with megaflo system

### **Bedroom 1**

### **Bedroom 2**

Fitted wardrobes

### **Bedroom 3**

### **Stairs to Master Bedroom**

### **Master Bedroom**

Custom-built storage units designed to maximize space by utilizing the area above the bed, built-in vanity unit, cleverly designed eaves storage

### **En Suite Shower Room**

Tiled shower enclosure, modern basin with mirror over, WC, heated towel rail, cupboard housing gas fired boiler

### **Outside**

Good sized single garage and driveway parking side access providing easy entry to the rear garden

## Floor Plan

Approximate Floor Area = 105 sq m / 1130 sq ft  
 Garage = 18.3 sq m / 196 sq ft  
 Total = 123.3 sq m / 1326 sq ft

Cygnets Way

**Waterman**  
 Established 1990

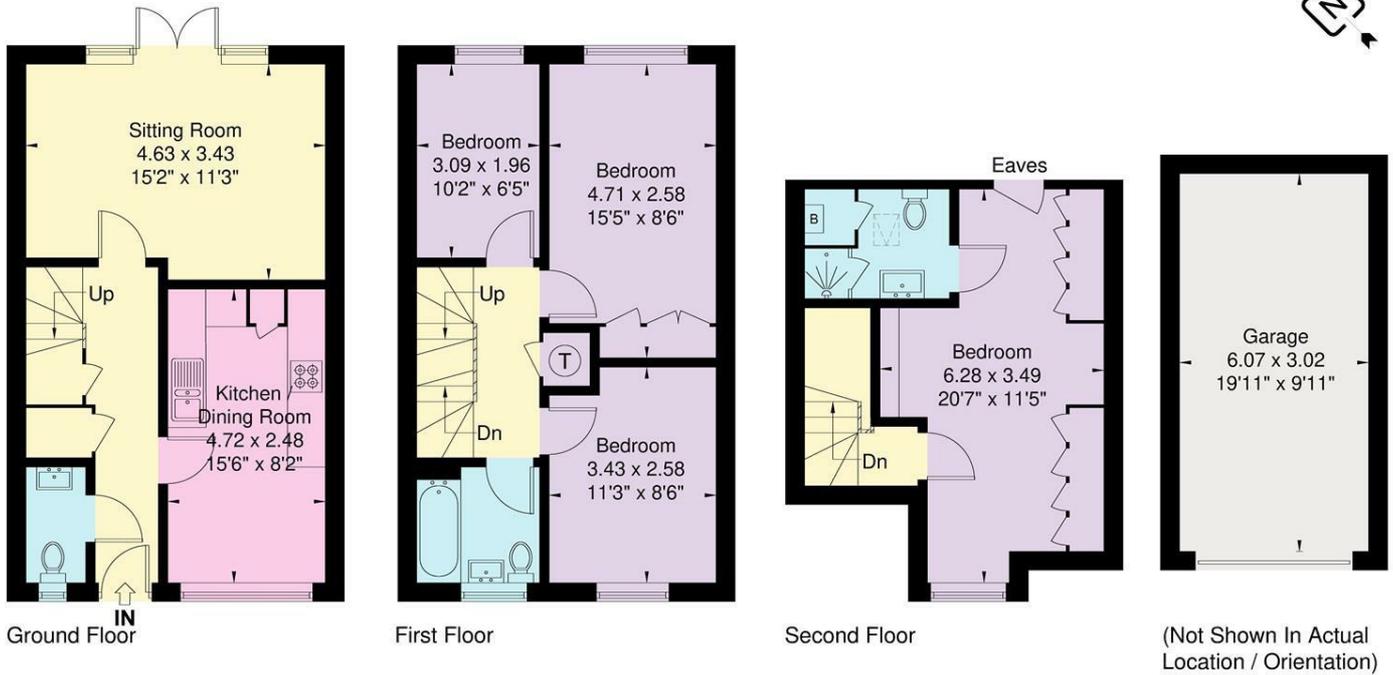
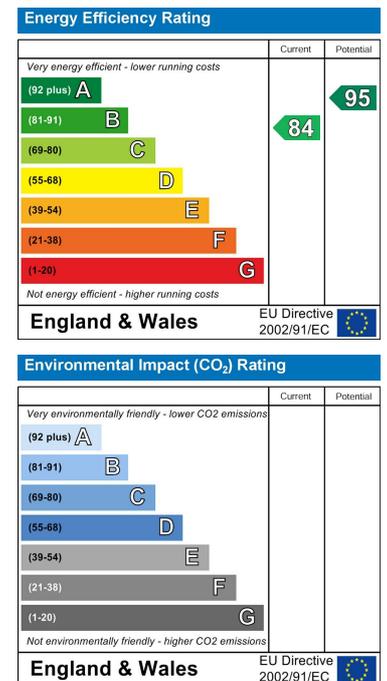


Illustration for identification purposes only, measurements are approximate, not to scale.

## Area Map



## Energy Efficiency Graph



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