



7 Earlsfield, Holyport, Maidenhead, SL6 2LZ

Price Guide £825,000 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

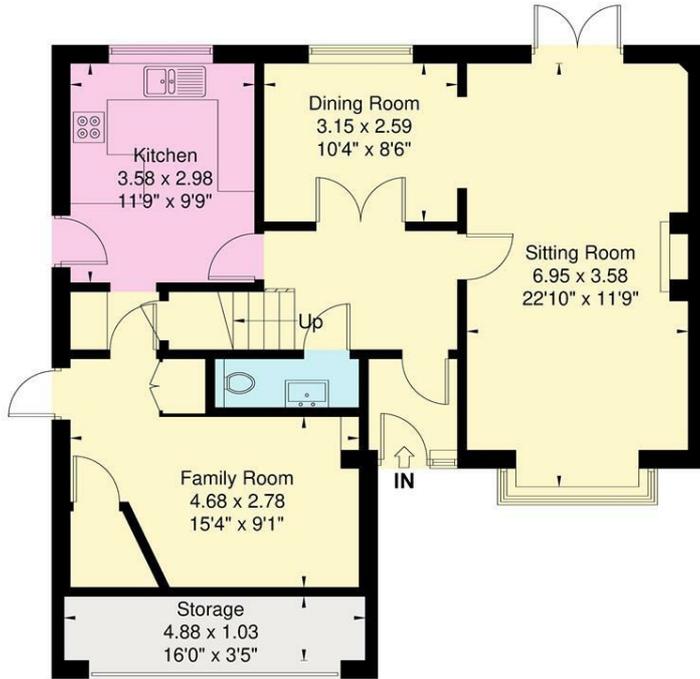
parking and storage space provided within the converted garage

Floor Plan

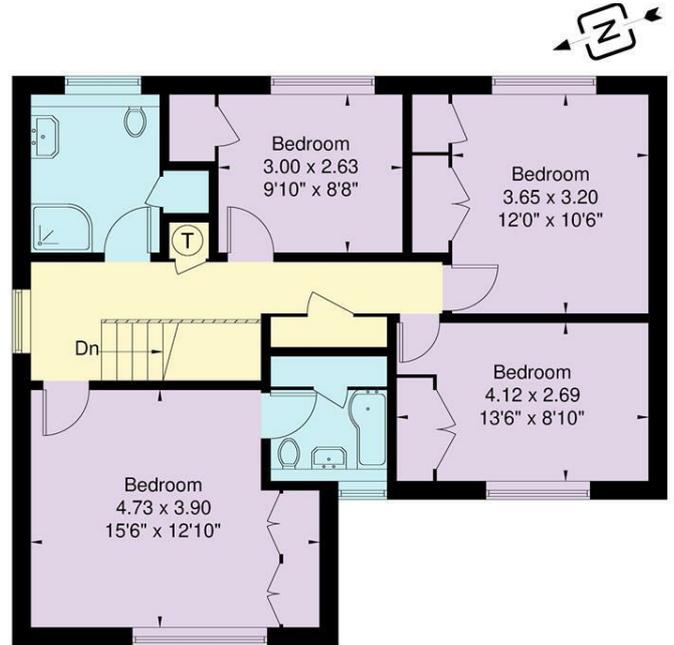
Approximate Floor Area = 150.7 sq m / 1622 sq ft
 Storage = 5.1 sq m / 55 sq ft
 Total = 155.8 sq m / 1677 sq ft

Earlsfield

Waterman
 Established 1990



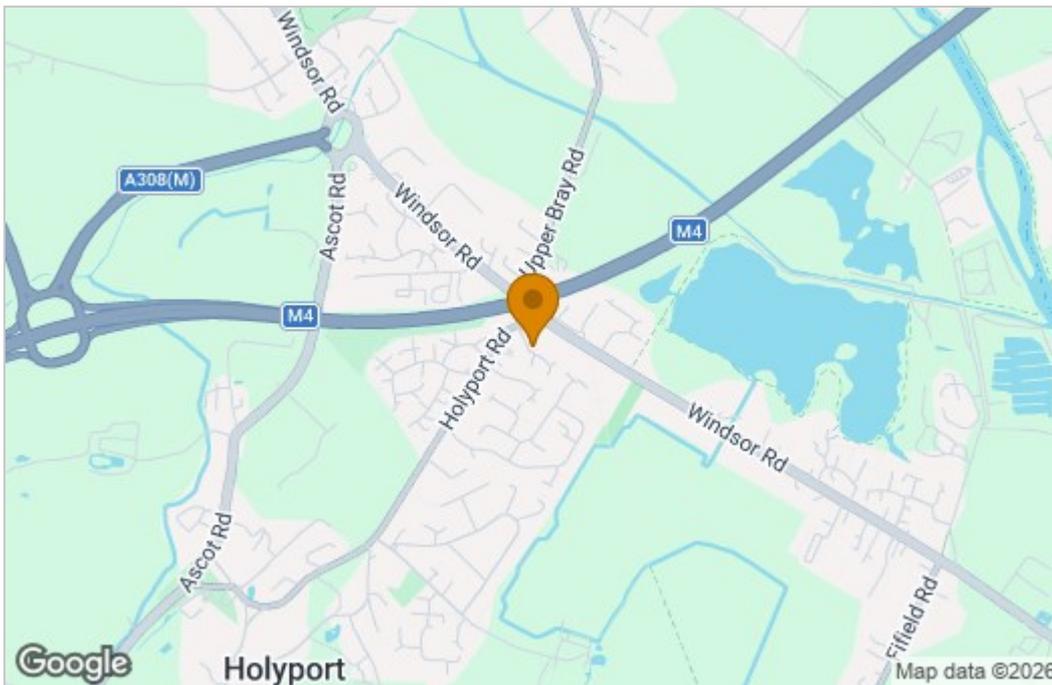
Ground Floor



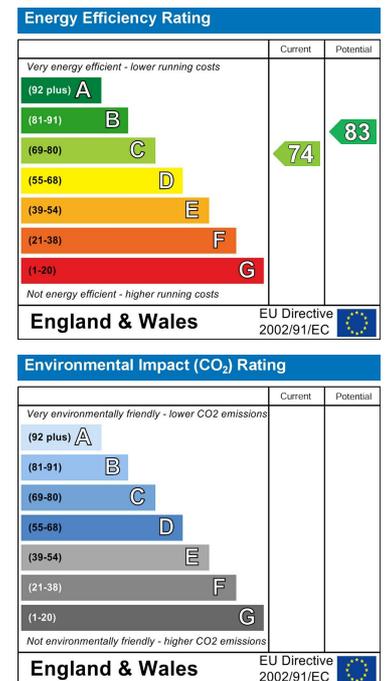
First Floor

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

Area Map



Energy Efficiency Graph



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