



**12 Linden Avenue, Maidenhead, SL6 6HB**  
**Offers In The Region Of £850,000 Freehold**

CHAIN FREE – A well-located four bedroom detached property situated in a popular and established residential area. Offering spacious accommodation throughout, the property presents excellent potential for extension STPP and is in need of updating and modernisation. Further benefits include a generous rear garden. Conveniently positioned close to local schools, amenities, transport links, and within easy reach of the Elizabeth Line station.

## **Enclosed Entrance Lobby**

### **Hall**

Storage cupboard, stairs to first floor landing

### **Dining Room**

Fireplace

### **Sitting Room**

Gas fire, shelves, door to conservatory

### **Kitchen/Breakfast Room**

One and a half bowl sink, range of units, space for dishwasher, space for fridge/freezer and cooker, built in cupboards, ample space for table, door to side, door leading to basement

### **Basement**

Housing boiler

### **Conservatory**

Doors to garden, door to storage room

### **First Floor landing**

Access hatch to loft

### **Bathroom**

Double size shower cubicle, fully tiled with glazed enclosure, panelled bath, wash basin

### **WC**

### **Bedroom 1**

Range of floor to ceiling wardrobe cupboards

### **Bedroom 2**

Wash basin, double aspect

### **Bedroom 3**

Double aspect, wash basin

### **Bedroom 4**

### **Outside**

The garden is a strong feature of the property, offering a good-sized and well-laid-out outdoor space that adds to the home. To the front there is a driveway, small lawned area and the property is well screened from the road

### **Storage**

Storage shed

# Floor Plan

Approximate Floor Area = 229.7 sq m / 2472 sq ft

Linden Avenue

**Waterman**  
Established 1990

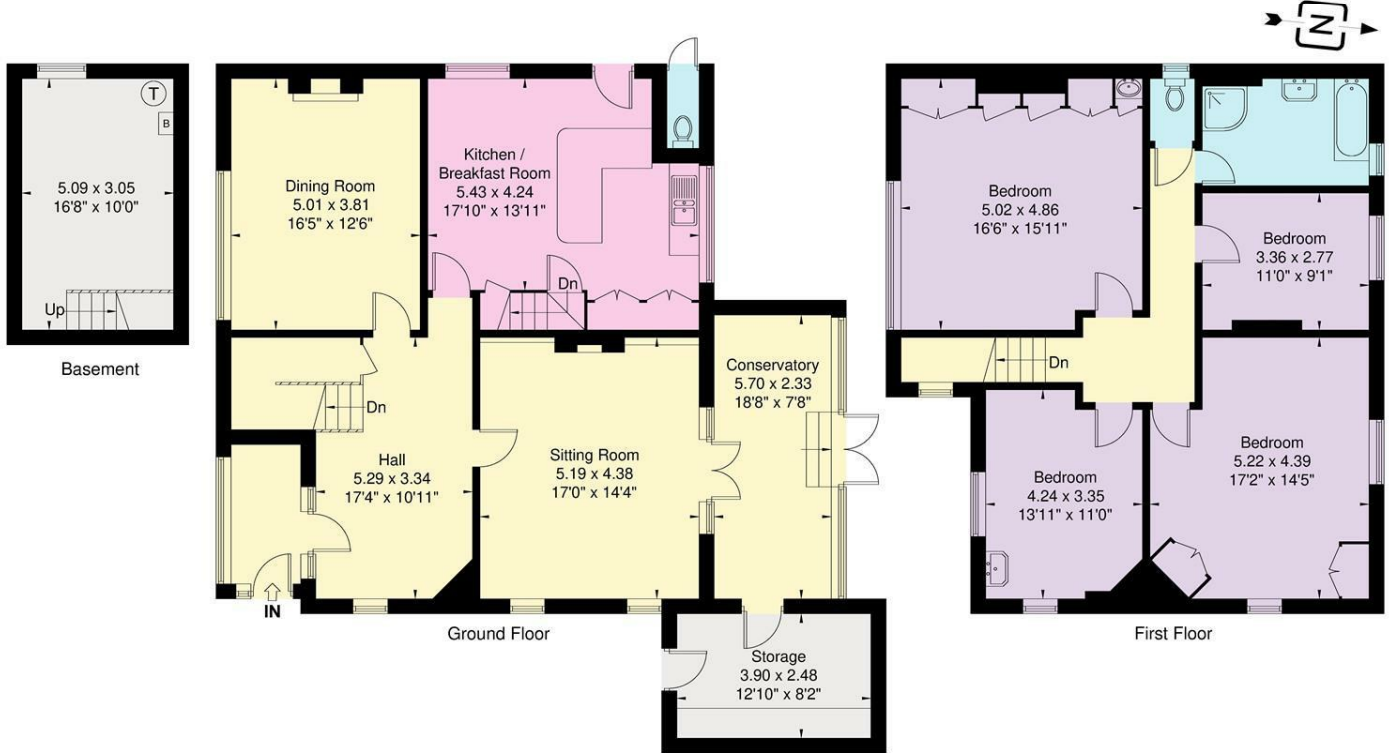
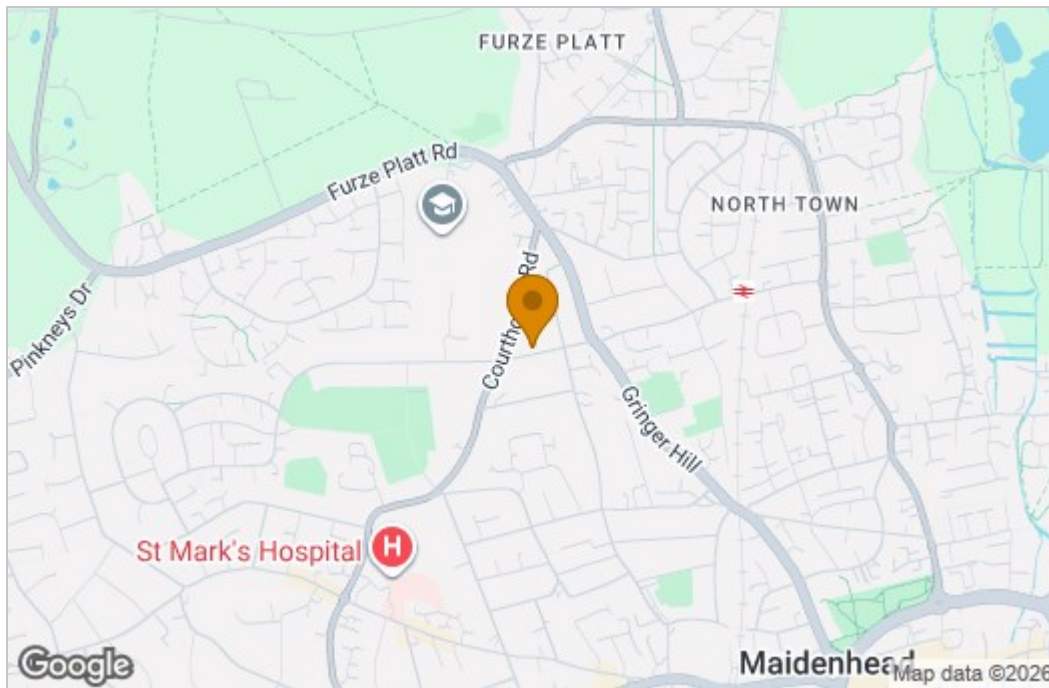
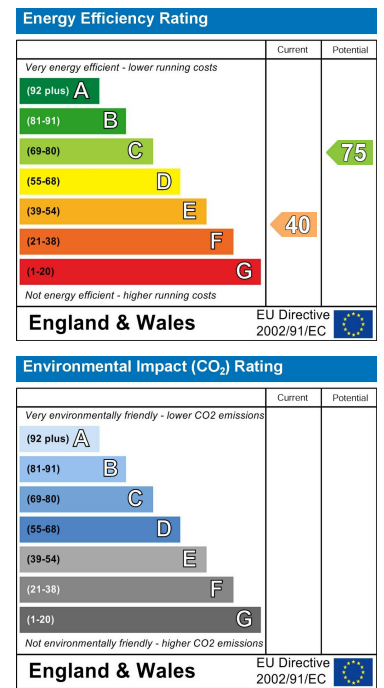


Illustration for identification purposes only, measurements are approximate, not to scale.

# 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.

24 Queen Street, Maidenhead, Berkshire, SL6 1HZ  
Tel: 01628 777880 Email: sales@watermanresidential.co.uk