



## **Meadowbank Cottages Boyn Hill Road, Maidenhead, SL6 4HR**

### **£495,000 Freehold**

CHAIN FREE. Built in 2012 by a reputable local builder, this THREE BEDROOM house offers well-proportioned accommodation arranged over three floors, including a room on the third floor. The property is conveniently located close to local schools and shops on Wootton Way. Maidenhead train station, including the Elizabeth Line and the town centre are within walking distance. Outside, the property benefits from a good sized garden and two allocated parking spaces

### **Sitting Room**

Wall-mounted light fittings, storage cupboard, Staircase rising to the first floor

### **Cloakroom**

Close coupled WC, wash hand basin with tiled surround, cupboard below

### **Kitchen**

A modern and well appointed kitchen fitted with a range of contemporary wall and base units providing ample storage, work surfaces, integrated oven with gas hob and extractor hood above, recessed ceiling spotlights, space for dining table patio doors leading to rear garden

### **First Floor Landing**

#### **Bathroom**

White suite comprising panelled bath with wall mounted shower attachment, shower screen, pedestal wash basin, WC, tiled flooring

#### **Bedroom 1**

#### **Bedroom 2**

#### **En Site Shower Room**

Shower enclosure with glazed screen, wash hand basin and WC, chrome heated towel rail, tiled flooring

### **Stairs to second Floor**

#### **Bedroom 3**

eaves storage cupboard, skylight windows

### **Outside**

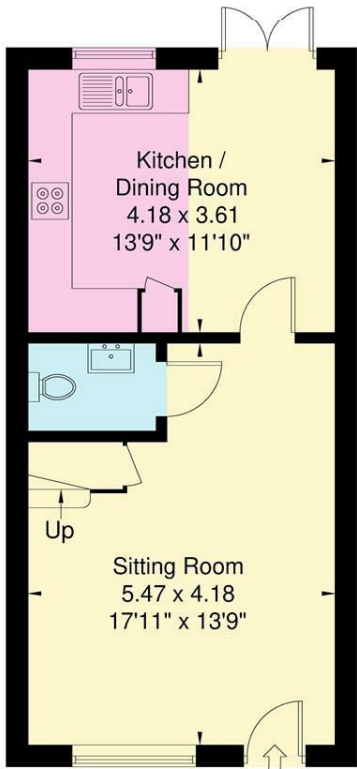
Allocated parking for 2 cars, rear garden with grass and patio area



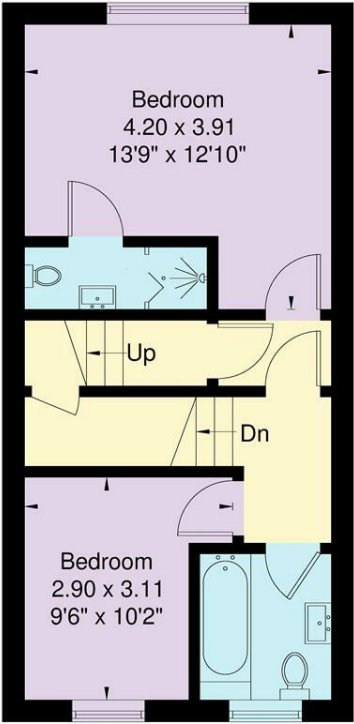
Floor Plan

Approximate Floor Area = 92.2 sq m / 992 sq ft

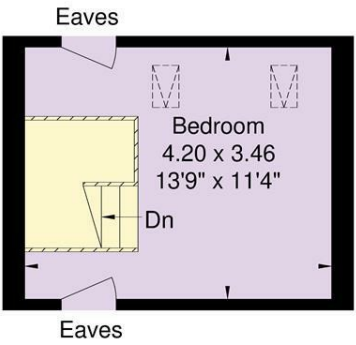
Meadowbank Cottages



Ground Floor



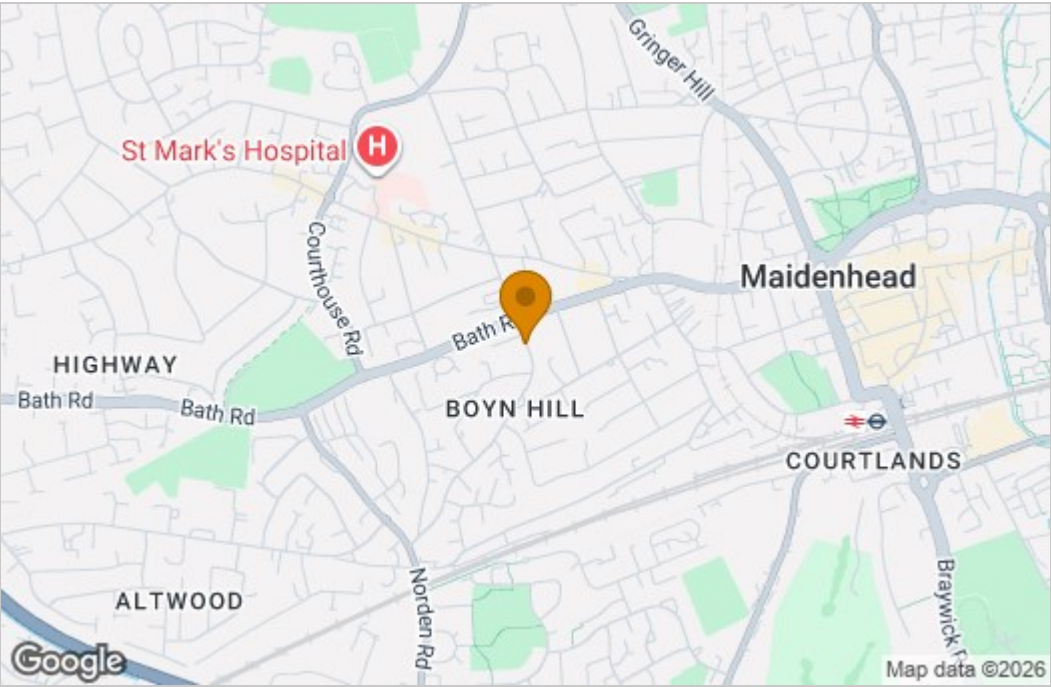
First Floor



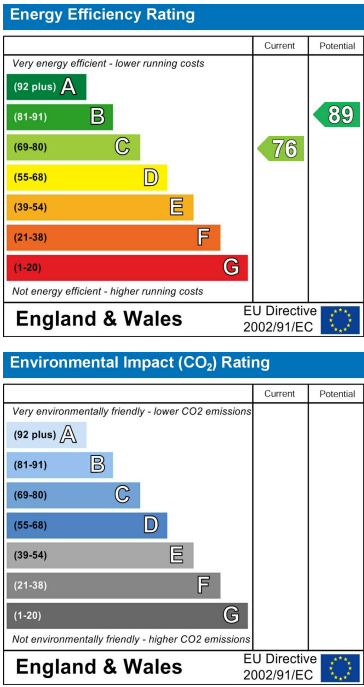
Second Floor

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

Area Map



Energy Efficiency Graph



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