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2b Edith Road, Maidenhead, Berkshire. SL6 5DY.

£950,000 Freehold

Nestled in the tranquil neighborhood of Maidenhead, this charming detached home boasts four spacious double bedrooms and stands as a testament to quality with its 20-year ownership by a single family.

As you step inside, a welcoming entrance hall greets you. The heart of the home lies in its open-plan tiled kitchen and dining area, offering panoramic views over the front of the house. The kitchen is equipped with modern appliances, including a five-burner gas hob and dishwasher. Adjacent to the kitchen is a convenient utility room, complete with a washing machine, dryer, and separate sink, providing direct access to the garden for effortless laundry days.

At the rear of the house, a generously sized living room awaits, featuring a stunning open fireplace and double doors opening onto the garden, perfect for entertaining or relaxation. Additionally, a dedicated dining room and study, offer versatility and privacy, ideal for conducting business meetings.

Ascending the stairs, you'll find the master bedroom, complete with an ensuite shower room and fitted wardrobes, enjoying serene views over the garden. Bedroom two also benefits from rear-facing garden views and fitted wardrobes, while bedrooms three and four overlook the front of the property. All bedrooms are generously proportioned, providing ample space for family members or guests. A well-appointed family bathroom with separate bath and shower completes the upper floor.

Externally, the property offers ample parking space with a driveway accommodating multiple vehicles, in addition to an integral garage for further convenience. The rear garden is thoughtfully landscaped, featuring distinct sections comprising a patio, stone area, and lush grass, enhanced by charming shrub borders. With side access, the garden provides versatile spaces for outdoor activities and offers a serene retreat to unwind.



## AREA

Nestled along the picturesque banks of the River Thames, Maidenhead epitomizes the perfect blend of suburban tranquility and urban convenience. Renowned for its excellent schools such as All Saints C of E Junior School and Desborough College, families find peace of mind in the array of educational options available. The town's well-connected train station serves as a gateway to London and beyond, making commuting a breeze for residents, with frequent services to Paddington Station. Maidenhead boasts a vibrant dining scene, with a plethora of restaurants offering diverse cuisines, including Coppa Club and The Boathouse. Shopaholics are spoilt for choice with an abundance of retail therapy options, ranging from charming boutiques in Nicholsons Shopping Centre to bustling shopping centers like Maidenhead Retail Park. Nature enthusiasts revel in the town's scenic beauty, with idyllic walks along the riverbank or through verdant parks such as Kidwells Park, providing the perfect opportunity to unwind and reconnect with nature amidst the bustling town life.



### Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         | <b>84</b> |
| (69-80) <b>C</b>                            | <b>76</b>               |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |           |

#### Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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# 2B Edith Road

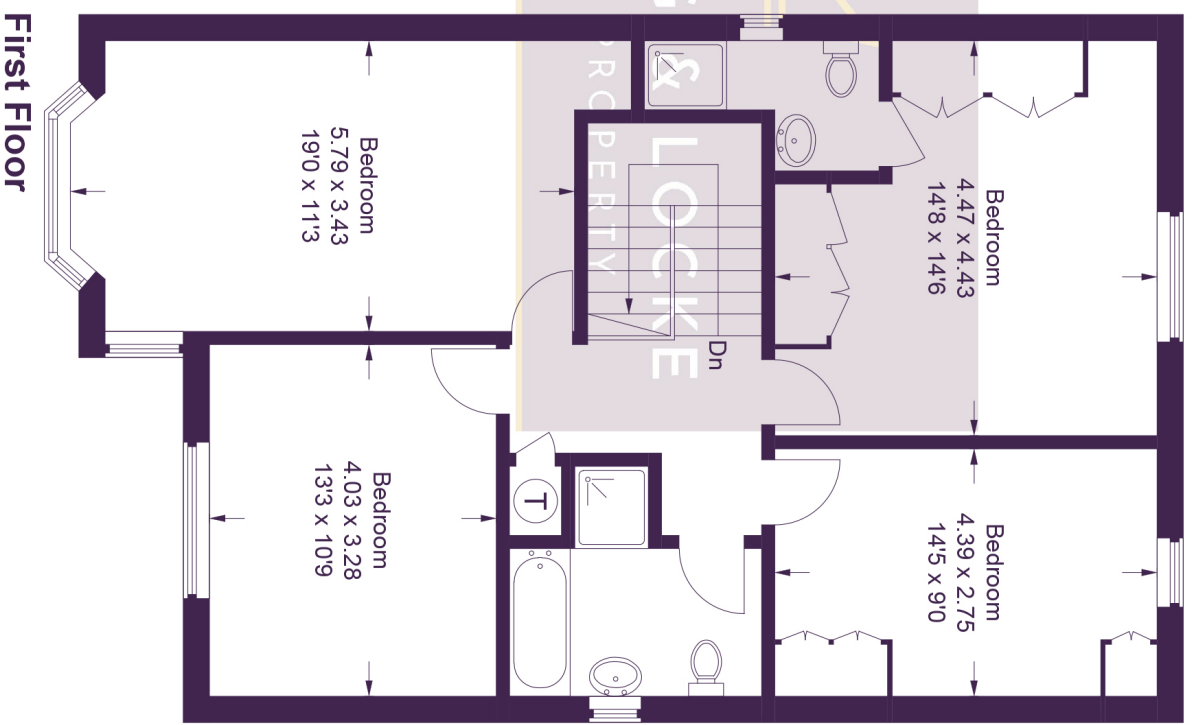
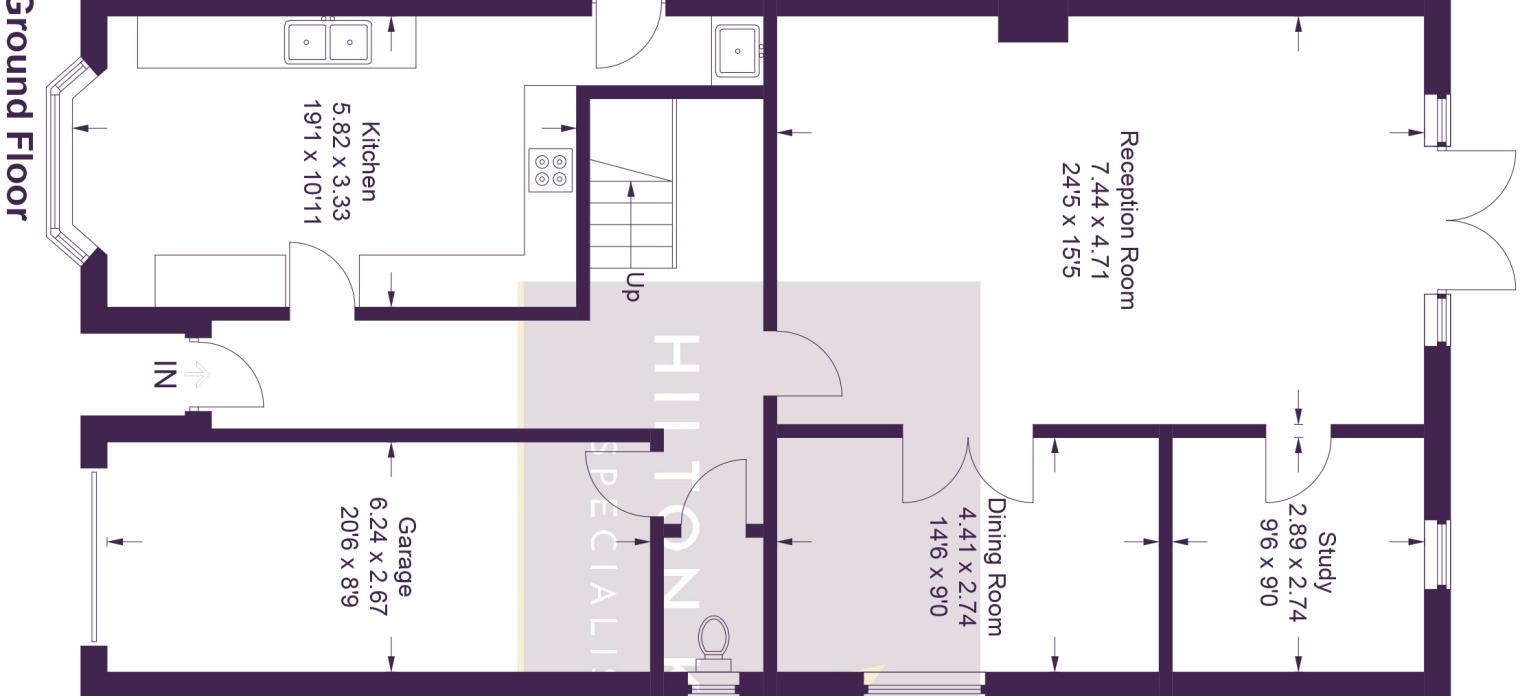
Approximate Gross Internal Area

Ground Floor = 113.7 sq m / 1,224 sq ft

(Including Garage)

First Floor = 87.0 sq m / 936 sq ft

Total = 200.7 sq m / 2,160 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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