



Superb family house in highly desirable location

8 Laburnham Road, Maidenhead, Berkshire SL6 4DB

Freehold



Reception hall • sitting room • study • kitchen/dining/
family room • 5 bedrooms (1 en suite) • family bathroom
• utility room • off-street parking

Local information

Maidenhead is within easy commuting distance of Central London and the nearby town centre has an excellent range of shopping and leisure facilities. Laburnham Road is situated only 0.5 miles away from Maidenhead Station with an excellent service to London (Paddington) and is soon to benefit from the introduction of Crossrail.

Road connections are great with easy access to the M4 and in turn, the M25 and M3. The M40 may be reached via the Marlow By-Pass A404.

Schooling opportunities in the area both state and private are extensive and include Boyn Hill Infants school, Newlands Girls' School, Desborough Boys School, Burchetts Green CE Infant School, St. Piran's, Highfield, Claires Court and Sir William Borlase Grammar. NB. check catchments and admissions policies.

About this property

This house is situated on a conveniently positioned tree lined road close to Maidenhead town centre. An elegantly styled detached property which has been extensively renovated by the current owners. It offers spacious family accommodation over three floors.

On the ground floor the reception hall, with original parquet floor, provide a stylish entrance to the property. The sitting room with front facing bay window, exposed brick

fireplace with wood burning stove also has a parquet floor. Along the hallway is the stunning kitchen/dining/family room offering open plan living with bi-fold doors accessing the rear terrace. Perfectly designed for a modern family. Incorporating a contemporary kitchen with a comprehensive range of units, integrated appliances, larder cupboard, slate tiled floor, underfloor heating and large central island. The remaining space offers dining and family areas. The adjoining utility room has laundry plumbing, additional storage and outside access. A study featuring a period fireplace with wood burning stove, and a cloakroom complete this floor.

On the first floor are four beautifully presented bedrooms and a stylish family bathroom with separate shower. On the second floor is the pretty master suite with a walk-in wardrobe with loft access. A stylish en suite shower room completes this floor.

To the front of the property the garden is set behind a low brick wall with paved pathway and formal planting creating an attractive entrance. The paved drive provides off-street parking.

To the rear of the property the terraced garden offers a stylish lower terrace perfect for 'al fresco' dining. The upper terraces are principally laid to lawn with shrub planted borders. Offering ample space for families to enjoy being outdoors.





8 Laburnham Road, Maidenhead, Berkshire SL6 4DB

Gross internal area (approx) 2129 sq ft

Emma Smith
Savills Windsor
01753 834 600
windsor@savills.com



savills

savills.co.uk

Approximate Area = 197.8 sq m / 2129 sq ft
Including Limited Use Area (5.6 sq m / 60 sq ft)
For identification only. Not to scale.
© Fourwalls Group



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 247608

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			80
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 02021031 Job ID: 139590 User initials: JF

