



Modern home set in attractive development

2 Cutlers Close, Maidenhead, Berkshire SL6 8UU

Freehold

savills

Reception hall • sitting/dining room • kitchen • 4 bedrooms (2 en suite) • family bathroom • cloakroom • 2 allocated parking spaces • garden

Local information

Cutlers Close is set near to Maidenhead Riverside and is conveniently situated for Maidenhead town centre. Rail connections to London (Paddington) are available from Taplow and Maidenhead, both of which are nearby. Access to the M4 is available via Junction 8/9, which leads to Heathrow Airport and the M25, which in turn provides access to the M3; the M40 may be reached via the A404. Excellent shopping and leisure facilities may be found in both Maidenhead and Windsor. The area offers an extensive range of schooling both state and private.

About this property

Cutlers Close is a contemporary house situated in an attractive modern development. This family

home offers a kitchen with a comprehensive range of units, integrated appliances with room for breakfast dining. The spacious sitting/dining room has French doors leading on to the private garden. On the first floor are three beautifully presented bedrooms, one of which is en suite and a family bathroom. On the second floor is a further en suite bedroom. To the front of the property is a planted feature bed. To the rear is a private rear garden with side access.

Tenure

Freehold

Local Authority

Royal Borough of Windsor & Maidenhead

Viewing

Strictly by appointment with Savills





2 Cutlers Close, Maidenhead, Berkshire SL6 8UUTotal
1449 sq ft



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savills.co.uk



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Approximate Area = 134.6 sq m / 1449 sq ft
Including Limited Use Area (1.9 sq m / 20 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | 93 |
| (81-91) B | 85 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales EU Directive 2002/91/EC | | |

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