

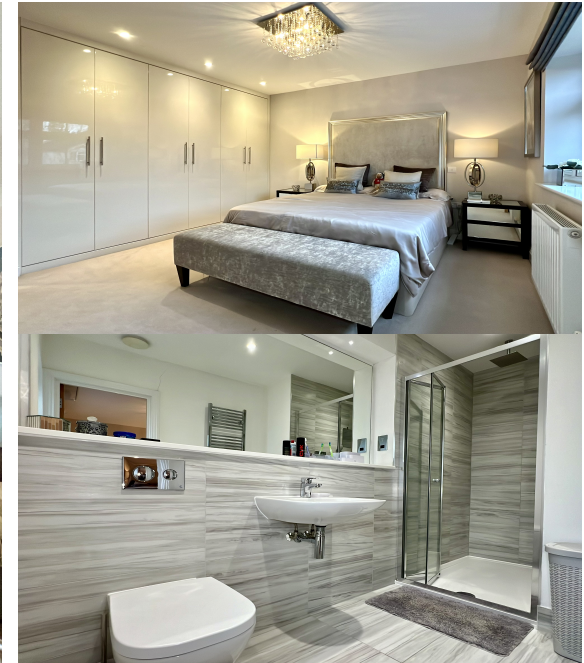


4 Bedroom Terraced House 1,626sqft
3 Cutlers Close, Maidenhead, Berkshire

Thames &
Country

GUIDE PRICE
£800,000

3 Cutlers Close, Maidenhead, SL6 8UU



Impressive Modern four bedroom terraced home meticulously designed & built by Michael Shanley Homes, offering 1,626 sqft of luxurious living space across three well-planned floors.

Unique selling point of being fully air-conditioned, ensuring year-round comfort and temperature control throughout the property.

Ground floor features a welcoming hallway with hard flooring throughout, a spacious lounge-diner with double doors leading to a bespoke raised decking, and downstairs WC next to front door.

Stunning closed Kitchen breakfast room, shaker style cabinets, light quartz counter tops, high-quality built-in appliances, a mid-height oven & combi, full-height fridge-freezer, and new induction hob

First floor comprises of 3 bedrooms & family bathroom. one primary bedroom with floor-to-ceiling gloss grey built-in wardrobes and a luxury en-suite with walk-in shower, another double & single/study

Generous primary bedroom suite located on the second floor with view of cutlers close, featuring built-in wardrobes and a modern en-suite with floor-to-ceiling tiled walk-in shower. & eaves storage.

Convenient top-floor storage area with water cylinder & additional eaves storage, maximizing the functional space

West-facing rear garden with a bespoke purpose-built raised decking area, providing additional storage underneath and offering a perfect outdoor entertaining space complimented by artificial grass

Two allocated parking spaces next to each other, adding significant convenience and value to the property

Ideally situated in the quiet Cutlers Close development, just off Lower Cookham Road, providing easy access to Maidenhead and Cookham

Proximity to the River Thames and Jubilee River, offering beautiful natural surroundings and recreational opportunities

Excellent catchment area with access to quality local schools and amenities, making it an ideal family home in a highly desirable location, EPC rated B, Council Tax E

Thames & Country, Marlow International Parkway Marlow Buckinghamshire SL7 1YL

hello@thamesandcountry.co.uk 01628474000 www.thamesandcountry.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		95
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Ground Floor

First Floor

Second Floor

3 CUTLERS CLOSE

Approx Gross Internal Area Excludes Eves

151.60^{m²}

1,626.00^{Sqft}

4

3

2

01628 474000

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made by Miles Touchard for Thames & Country ©2023

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