



St Arvans, Belmont Park  
Avenue

**St Arvans, 1 Belmont Park Avenue  
Maidenhead, Berkshire, SL6 6JX**

*“A charming detached Edwardian family home retaining a wealth of original features”*

A charming detached Edwardian family home located less than a mile from the town centre. Requiring complete modernisation yet retaining a wealth of original features with fire places, doors, balusters and roof finials. The accommodation is set over three floors with three reception rooms, kitchen, cloakroom, five bedrooms, bathroom, first floor kitchenette and two large attic rooms on the second floor, gas central heating.

The M4 and M40 motorway are easily accessible providing access to Heathrow and Central London. Rail services to London Paddington are available from Maidenhead Station with an excellent service to London Paddington and directly into the city centre via the Elizabeth Line.

EPC Rating: F Council Tax Band: G

**GUIDE PRICE: £850,000 FREEHOLD**



**Pike Smith & Kemp**  
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## Accommodation summary

### Ground Floor:

- ENTRANCE HALL-
- PARLOUR-
- SITTING ROOM-
- DINNING ROOM-
- KITCHEN
- SCULLERY-

### First Floor:

- PRINCIPAL BEDROOM WITH KITCHENETTE-
- THREE FURTHER BEDROOMS-
- BATHROOM-

### Second Floor:

- FIFTH BEDROOM-
- TWO LARGE ATTIC ROOMS-

### Outside:

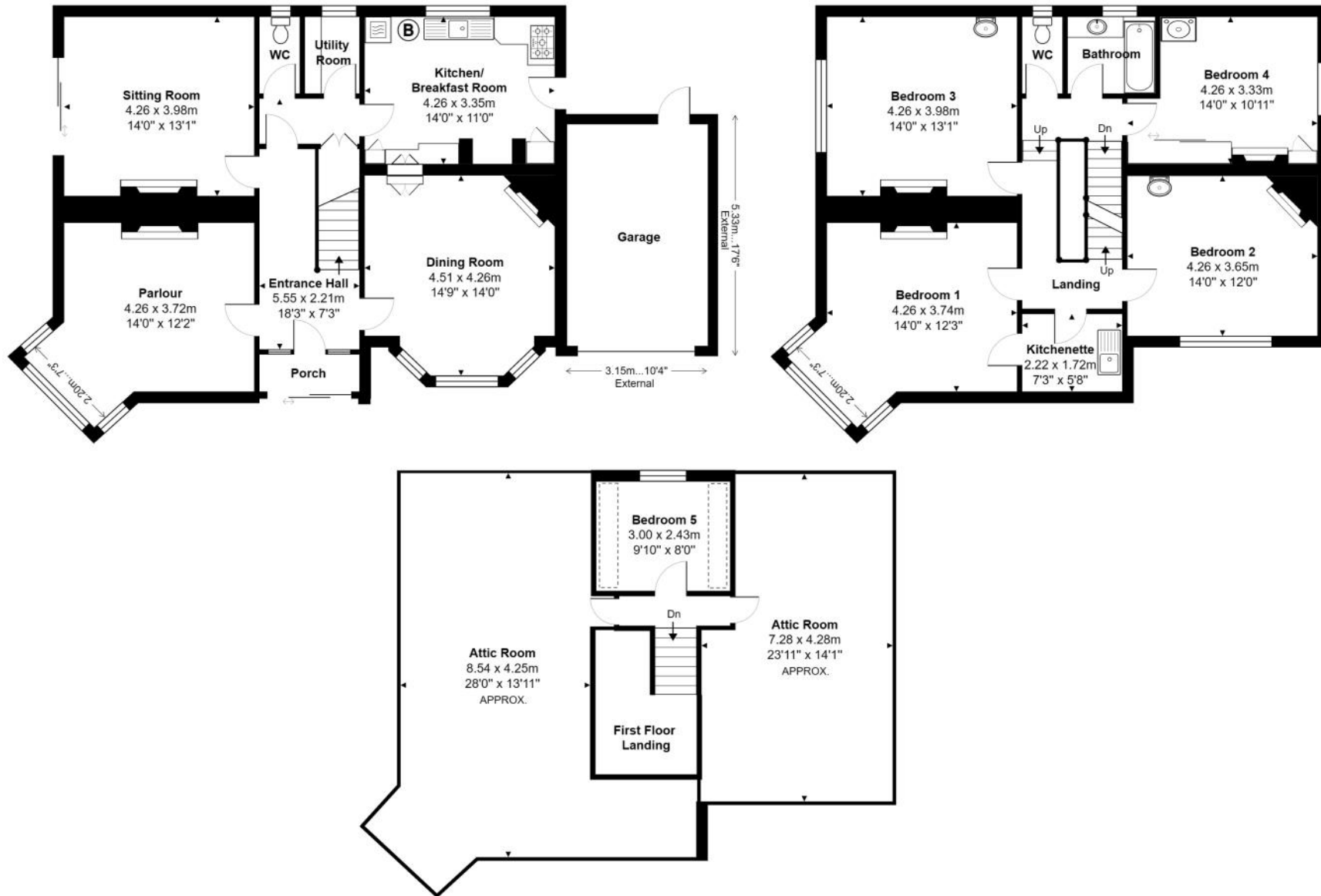
- GARAGE-
- GARDEN-





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Approx. Total Area: 188.1 m<sup>2</sup> ... 2024 ft<sup>2</sup> (excluding attic rooms, garage)



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.







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SURVEYORS **PIKE** VALUERS  
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