



This three bedroom semi-detached family home is situated within a highly regarded residential location with many excellent schools close by including Lent Rise Combined School which is a feeder school to Burnham Grammar School. The property is offered to the market with the potential to extend onto the side and/or into the loft (STP).

The ground floor features two reception rooms with the inclusion of a 12ft sitting room with wood flooring and a functional fireplace, and an 18ft open plan kitchen/dining room with a breakfast bar and rear access onto the garden. There is also a downstairs cloakroom, entrance hall and porch.

To the first floor there are three well-proportioned bedrooms (which all benefit from fitted wardrobe/cupboard space) and a contemporary three piece bathroom. The landing provides access to the loft (part boarded with ladder).

Externally, the rear garden is mainly laid to lawn with a patio and decking area to the rear ideal for summer dining. The garden provides access to the 17ft garage. To the front of the house there is off street parking for up to three cars.

This property is an ideal family purchase within a convenient location and comes onto the market in splendid condition.



-  THREE BEDROOM SEMI-DETACHED HOUSE
-  POTENTIAL TO EXTEND ONTO SIDE/INTO LOFT (STP)
-  12FT SITTING ROOM WITH WOOD FLOORING
-  THREE PIECE BATHROOM
-  GARDEN WITH DECKING AREA
-  LENT RISE SCHOOL / BURNHAM GRAMMAR CATCHMENT ZONES
-  18FT KITCHEN/DINER
-  DOWNSTAIRS CLOAKROOM
-  17FT GARAGE
-  PARKING FOR 3 CARS

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|--|---|---|---|---|---|
|  |  |  |  |  |  |
| x3 | x2 | x1 | x3 | Y | Y |
| Bedrooms | Reception Rooms | Bathrooms | Parking Spaces | Garden | Garage |

External

The rear garden is mainly laid to lawn with a patio and decking area to the rear ideal for summer dining. The garden provides access to the 17ft garage. To the front of the house there is off street parking for up to three cars.

Transport Links

Nearest stations:

- Burnham (0.7 mi)
- Taplow (0.8 mi)
- Maidenhead (2.6 mi)

Burnham Station which is one of the stations served by Crossrail. 'The Elizabeth Line' travels through London connecting Reading in the west and to Shenfield in the east meaning the heart of the West End (Bond Street) is just 38 minutes away. There are excellent road links providing easy access to the M4 and M25.

Location

The Bishop Centre is close by with a wide range of lifestyle retail stores including Tesco's. Sainsbury's and Waitrose also have stores within a mile of the development. Maidenhead town centre provides a wealth of national and local shops in and around the Nicholson Shopping Centre, as well as sports facilities and night-life venues.

Water dominates the area, the River Thames at Maidenhead is picturesque and attractive to walk along or a magnet for water sports - rowers, barges and pleasure boats. The Thames Maidenhead Rowing Club has its base nearby and the purpose-built rowing venue at Dorney Lake is to the south. There are several good golf courses within a few miles and the village has its own Cricket Club. The area is designated green belt with beautiful Burnham Beeches close by.

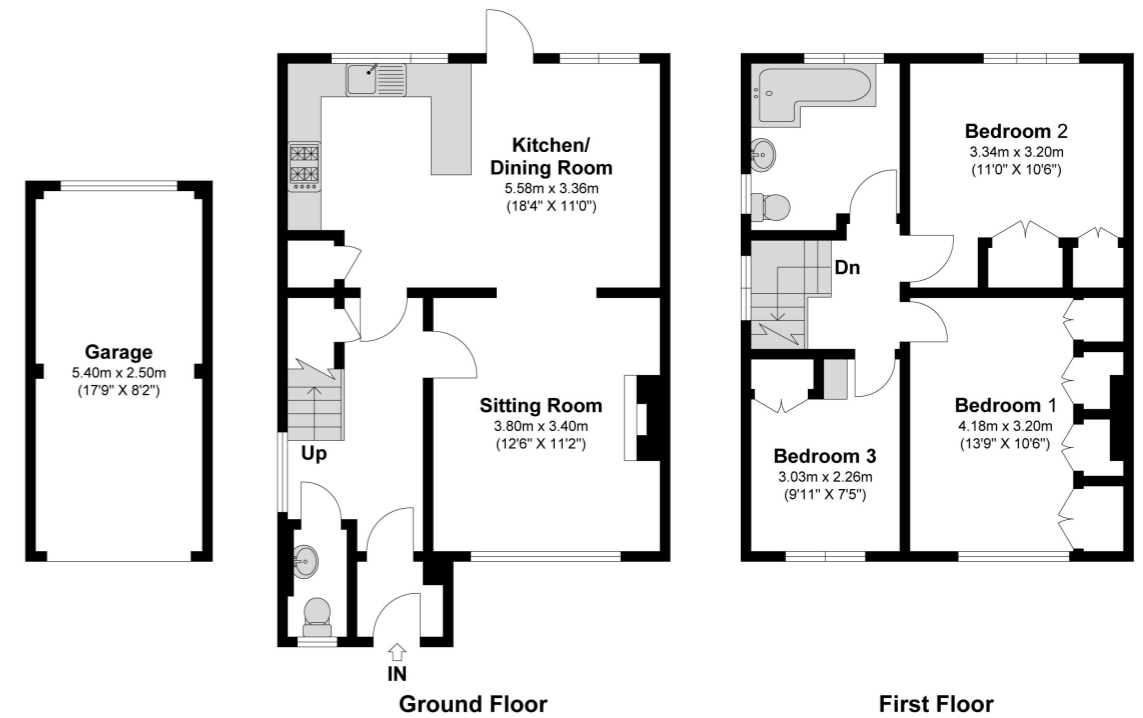
Council Tax

Band E



Barrs Road

Approximate Floor Area
 910.19 Square feet 84.56 Square metres (Excluding Garage)
 Garage Area 145.31 Square feet 13.50 Square metres
 Total Area 1055.50 Square feet 98.06 Square metres (Including Garage)



Illustrations are for identification purposes only, measurements are approximate, not to scale

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

