



This extended three bedroom semi-detached house is situated within a popular residential area just a short walk from Taplow Train Station (Crossrail) and is offered to the market as superbly presented.









The ground floor features two reception rooms with the inclusion of a 13ft living room and a 10ft dining room. There is also a 17ft refitted kitchen/breakfast room with two skylights and French doors onto the rear garden in addition to an entrance hall.

To the first floor there are three bedrooms (all with fitted wardrobes) and a three piece family bathroom with a cast iron bath. The landing provides access to the loft which is boarded with a ladder and also incorporates the boiler.

Externally the rear garden is well enclosed and mainly laid to lawn whilst to the front there is off street parking for up to four cars in addition to a 17ft garage.

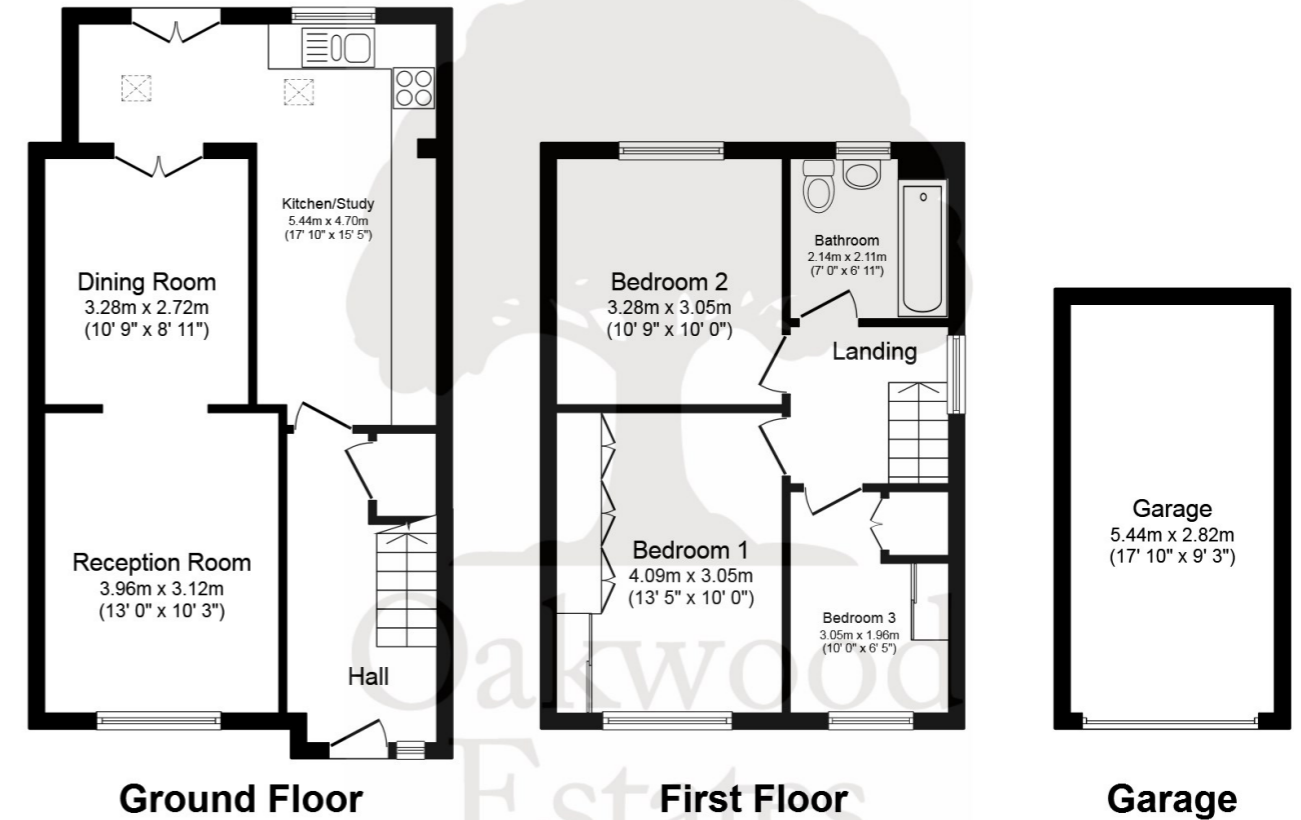
The property includes a fitted alarm system and is an ideal family purchase due to its splendid condition and convenient location.

## Property Information

-  EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE
-  POTENTIAL TO EXTEND ONTO SIDE (STP)
-  10FT DINING ROOM
-  THREE PIECE BATHROOM WITH CAST IRON BATH
-  PARKING FOR 4 CARS
-  POPULAR AREA WITHIN SHORT WALK OF TAPLOW STATION (CROSSRAIL)
-  13FT LIVING ROOM
-  17FT REFITTED KITCHEN/BREAKFAST ROOM
-  BOARDED LOFT (LADDER)
-  17FT GARAGE

					
x3	x2	x1	x4	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Floor Plan



Total floor area 101.0 sq.m. (1,087 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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.

### External

The rear garden is well enclosed and mainly laid to lawn whilst to the front there is off street parking for up to four cars in addition to a 17ft garage. There is a double gate with side access to the rear of the property.

### Transport Links

Nearest Stations:

- Taplow (0.4 mi)
- Burnham (1.1 mi)
- Maidenhead (2.2 mi)

All of these lines are on the Crossrail terminal which will take trains into Bond Street within 34 Minutes. The M4 (jct 7) is approximately 1.5 miles distant, as is the M40 (jct 2) and these in turn provide access to the M25, M3 and Heathrow Airport. British Rail connections

### Location

Burnham Village offers good local shopping facilities and the larger centres of Windsor, Maidenhead, Beaconsfield and High Wycombe are within easy reach and offer more extensive facilities. The surrounding area provides excellent schooling for children of all ages both in the private and state sector, the state sector still being run on the popular grammar school system. Sporting/leisure facilities abound in the area with many notable golf courses, riding and walking in Burnham Beeches. Cliveden the famous National Trust property is nearby and there are numerous sports clubs including tennis, rugby and football, various fitness centres and racing at Ascot and Windsor. The River Thames is within easy reach, being about three miles away.

### Council Tax

Band D

