

This three/four double bedroom detached family home is privately situated on a rarely available cul-de-sac within the Lent Rise School catchment zone and is offered to the market as superbly presented. 'Barclay' comes onto the market with the potential for a side extension (STP) and has an abundance of character features including sash windows, original fireplaces and wood flooring. The ground floor features two reception rooms with the inclusion of a 16ft living room with a log burner, and a 12ft dining room with wood flooring. There is also a 28ft granite fitted kitchen with 'Miele' appliances, a ground floor shower room/WC (including a power shower), and welcoming entrance hall. To the first floor there are three/four double-sized bedrooms and a contemporary three piece family bathroom with 'Matki' galassia fittings. Externally the cottage garden wraps around the property and provides access to the 17ft studio and summerhouse. To the front there is a gated driveway with parking for three cars in addition to a 15ft garage. This property is an excellent family home, nicely tucked away on a secluded plot, and comes onto the market with plenty of character and in immaculate condition.

# Property Information

- THREE/FOUR DOUBLE BEDROOM DETACHED PERIOD HOME
- LENT RISE SCHOOL CATCHMENT ZONE
- 12FT DINING ROOM
- 17FT STUDIO
- 15FT GARAGE

- PRIVELY POSITIONED ON SOUGHT-AFTER ROAD
- 16FT LIVING ROOM WITH LOG BURNER
- 28FT GRANITE FITTED KITCHEN
- 2 BATHROOMS
- DRIVEWAY PARKING FOR SEVERAL CARS

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

## Transport Links

Nearest Stations:

Taplow (0.8 miles)

Burnham (1.0 miles)

Maidenhead (2.6 miles)

The M4 (jct 7) is approximately 3 miles distant, as is the M40 (jct 2) and these in turn provide access to the M25, M3 and Heathrow Airport. The Queen Elizabeth Line operates from Taplow, Burnham and Maidenhead with connections into Central London.

## Location

Taplow Station is one of the stations to be served by Crossrail 'The Elizabeth Line' will travel through London connecting Reading in the west and to Shenfield in the east meaning the heart of the West End (Bond Street) will be just 38 minutes away. There are excellent road links providing easy access to the M4 and M25. This property is located less than 1 mile to Taplow Station.

The Bishop Centre is close by with a wide range of lifestyle retail stores. Sainsbury's, Waitrose and Tesco all 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. St Peter's Park is less than a 5 minute walk for families and dog walkers

Water dominates the area, the River Thames and Jubilee River at Maidenhead are 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

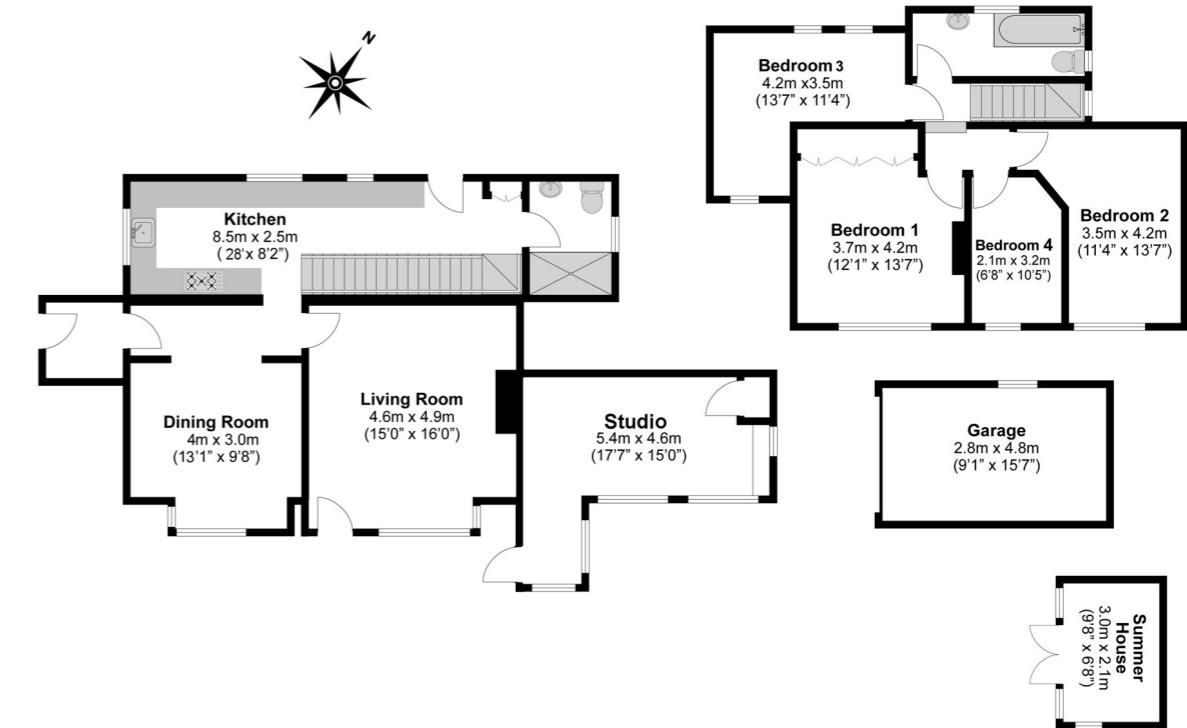
## Floor Plan



### Total Approximate Floor Area

1883 Square feet

175 Square metres



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(69-80)	C	79
(55-68)	D	
(39-54)	E	44
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		