

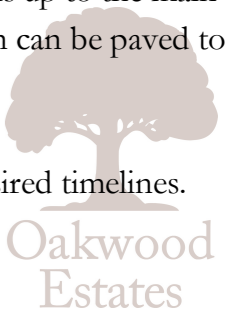


This ideal first time purchase and family home is situated within a popular residential area in Cippenham Village. Oldway Lane is located within walking distance of lovely local parks and excellent schools making it the ideal place to raise a family. Burnham train station (Elizabeth Line) is located 0.7 miles away and M4 junction 7 is a stone's throw away, which means that commuting into the city for work has never been easier.

The property itself has all the characteristics of a perfect long term family home. The accommodation in this FREEHOLD house is spread across two floors. The ground floor comprises of two separate reception rooms, in the form of a spacious lounge and a dining room. The separate kitchen is located next to the dining room and offers the potential for anyone to create a modern kitchen/diner. The first floor is home to all THREE good size bedrooms and the family bathroom.

The private garden to the rear is a good size and ensures there is the option to extend in the future stpp. A detached storage room in the garden has access to a working WC, the option to connect this up to the main house exists. A driveway to the front provides private off street parking and the front garden can be paved to create even more parking spaces if needed.

The property is being sold with NO ONWARD CHAIN and is ready to move to your desired timelines.



## Property Information

-  NO ONWARD CHAIN
-  THREE BEDROOMS
-  POTENTIAL TO EXTEND STPP
-  0.7 MILES TO BURNHAM TRAIN STATION (ELIZABETH LINE)
-  OUTSIDE TOILET
-  SEMI DETACHED FAMILY HOME
-  PRIVATE REAR GARDEN
-  DRIVEWAY PARKING
-  TWO RECEPTION ROOMS

					
<b>x3</b>	<b>x2</b>	<b>x1</b>	<b>x2</b>	<b>Y</b>	<b>N</b>
<b>Bedrooms</b>	<b>Reception Rooms</b>	<b>Bathrooms</b>	<b>Parking Spaces</b>	<b>Garden</b>	<b>Garage</b>

### Transport Links

Nearest stations:  
 Burnham (0.7 mi)  
 Taplow (1.4 mi)  
 Slough (2.6 mi)

Conveniently located 0.3 mile to the M4 Junction 7, which offers easy access into London, Heathrow Airport, Slough Town Centre, Maidenhead, Reading and High Wycombe. Cippenham Village boasts a wealth of Shops and Retail Parks including Asda Supermarket, Marks & Spencer Supermarket, Next, Argos, B&Q Superstore, Boots Superstore and Mothercare . A direct trainline to London Waterloo is available via Windsor & Eton Riverside station.

### Location

The property is perfectly situated within the catchment of popular Cippenham/Burnham/Slough schools and within a 10 minute walk to Burnham train station (Main Paddington Line and Crossrail Station - 20 minutes to London). Three major supermarkets are located within a very short proximity, local shops are a couple of minutes walk as is the Thames river, for those wishing to cycle, walk or perhaps run into Maidenhead, Dorney, Eton & Windsor centre. Junction 6 of the M4 is a 5 minute drive, providing easy access to Heathrow Airport, Central London and the M25/M40 motorway network. Windsor town centre with its high street, shops, restaurants, leisure facilities & the famous long walk is a mere 10 minute drive.

### Schools

PRIMARY SCHOOLS:

Cippenham School - 0.3 Miles Away

State School

Priory School - 0.8 Miles Away  
 State School

Our Lady Of Peace Catholic School - 0.9 Miles Away  
 State School

Western House Academy - 0.6 Miles Away  
 State School

### SECONDARY SCHOOLS

Burnham Grammar School - 1.1 Miles Away  
 State School

The Westgate School - 1.1 Miles Away  
 State School

Al Madani Grammar School - 0.5 Miles Away  
 Independent School

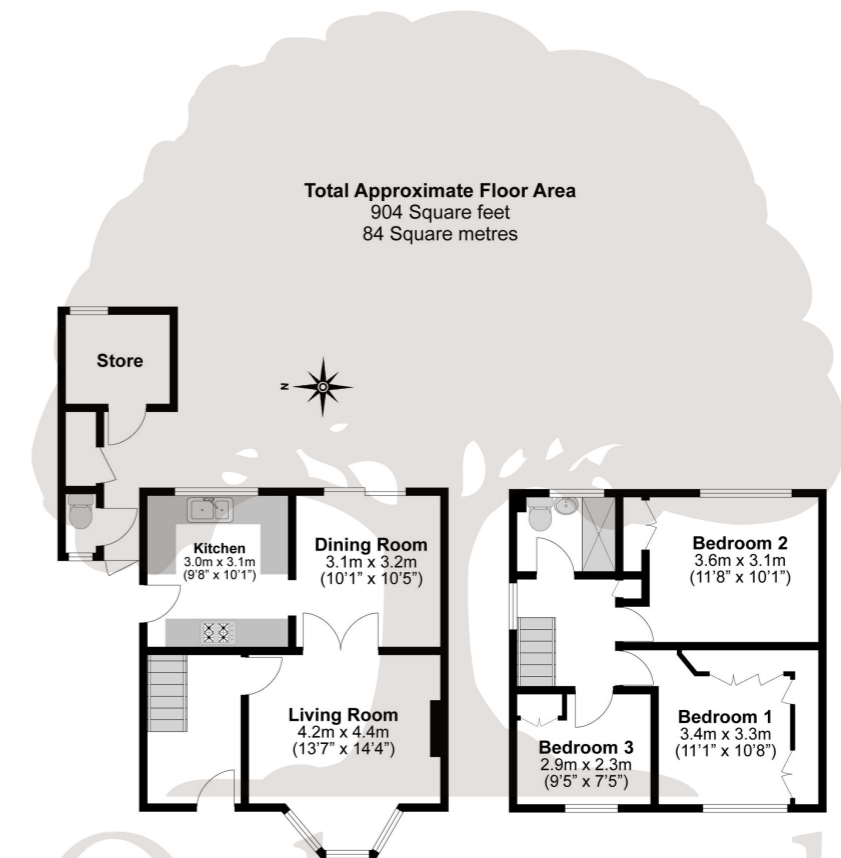
Haybrook College - 0.8 Miles Away  
 State school

The Westgate School - 1.1 Miles Away  
 State School

### Council Tax

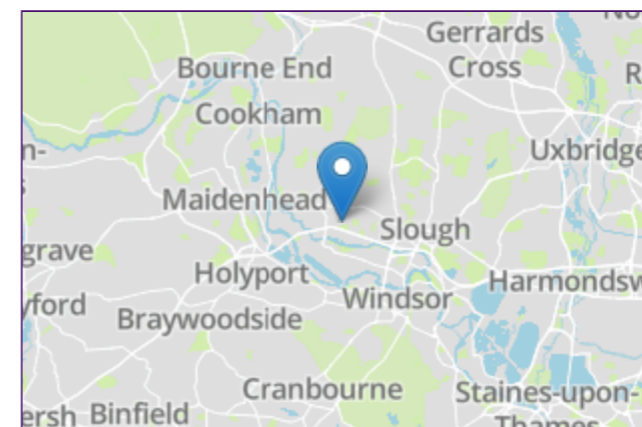
Band D

## Floor Plan



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	53	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			