

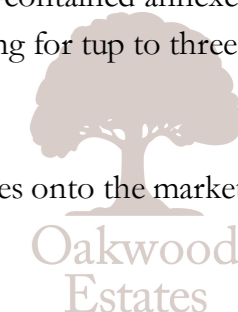
This three/four bedroom semi-detached family house is privately situated on a rarely available cul-de-sac within the Lent Rise School catchment zone and is offered to the market as superbly presented. The property comes onto the market with planning permission for a single-storey rear extension to attach the annexe and create an extra reception room and two bedrooms - turning the property into a five bedroom house. The existing house is Grade II Listed and was built circa 1855 and has an abundance of character features including cottage bar windows, original fireplaces and wood flooring.

The ground floor features two reception rooms with the inclusion of a 14ft living room and a 12ft dining room with log burner. There is also a recently installed 12ft kitchen/breakfast room with Corian worktops.











To the first floor there are three bedrooms and a contemporary four piece family bathroom.

Externally the rear garden wraps around the property and provides access to the 14ft self-contained annexe which is currently used as a home office. To the front there is a gated driveway with parking for up to three cars.

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 BEDROOM SEMI-DETACHED FAMILY HOME
-  PLANNING PERMISSION FOR SINGLE STOREY EXTENSION
-  GRADE II LISTED
-  2 RECEPTION ROOMS
-  FOUR PIECE BATHROOM
-  QUIET CUL-DE-SAC NEARBY TO LENT RISE SCHOOL
-  PERIOD FEATURES
-  SELF-CONTAINED ANNEXE
-  REFITTED KITCHEN/BREAKFAST ROOM
-  GATED PARKING FOR 3 CARS

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

External

The rear garden wraps around the property and provides access to the 14ft self-contained annexe (lounge/shower room/kitchenette) which is currently used as a home office. To the front there is a gated driveway with parking for up to three cars.

Planning Permission

REF: 16/02216/FUL

The property comes onto the market with planning permission for a single-storey rear extension to attach the annexe and create an extra reception and two bedrooms - turning the property into a five bedroom house. The property has 'Listed' building consent

Transport Links

Nearest Stations:

Taplow (0.8 miles)

Burnham (1.0 miles)

Maidenhead (2.6 miles)

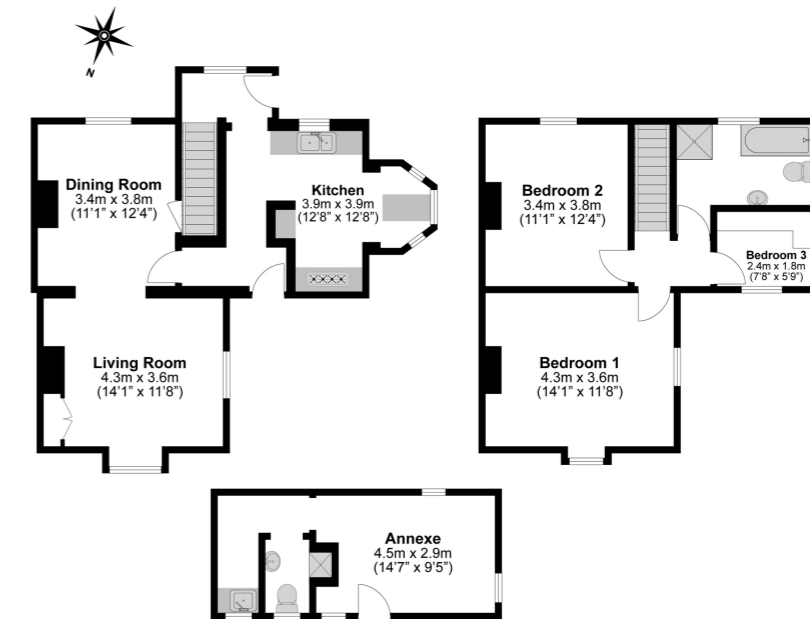
The M4 (jct 7) is approximately 3 miles distant, as is the M40 (jct 2) and these in turn provide access to the M25, M3 and Heathrow Airport. The Queen Elizabeth Line operates from Taplow, Burnham and Maidenhead with connections into Central London.

Council Tax

Band E

Floor Plan

Total Approximate Floor Area
1399 Square feet
130 Square metres



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.

