



Situated on a quiet cul de sac in a popular residential area is this ideal **FIRST TIME PURCHASE**. The home is located a stone's throw away from the highly sought after Montem Academy and under 1 mile from the **OUTSTANDING** The Westgate School, making this location perfect for families of all ages. Commuting links are also on offer with both Slough train station (Elizabeth Line) and M4 junction 6 easily accessible from your home.







This exceptional family home is presented beautifully throughout and does not require any work at all for the new owners. The home consists of a dual aspect lounge/dining area which is flooded with natural light, stunning integrated modern kitchen and recently fitted shower room on the ground floor. Upstairs you will find all **THREE** spacious bedrooms and the family bathroom.

The home also includes a private and enclosed rear garden perfect for entertaining in the summer months and allocated driveway parking to the front.



Property Information

-  TWO BATHROOMS
-  FREEHOLD PROPERTY
-  PRIVATE GARDEN
-  IMMACULATE CONDITION THROUGHOUT
-  THREE BEDROOMS
-  DRIVEWAY PARKING
-  0.1 MILES TO MONTEM ACADEMY
-  MODERN KITCHEN & BATHROOMS

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

Transport Links

NEAREST STATIONS:

Burnham (1.7 miles)
 Slough (1.1 miles)
 Windsor & Eton Riverside (1.6 Miles)

The M4 (jct 6) is only a short distance away, M40 is also easily accessible these both in turn provide access to the M25, M3 and Heathrow Airport. British Rail connections to Paddington are available from Burnham and Maidenhead. A direct line into London Waterloo is available via Windsor & Eton Riverside station.

Location

Slough Station 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.

Asda Superstore is located on your door step as well as The Bishop Centre that is close by with a wide range of lifestyle retail stores. Sainsbury's, Waitrose and Tesco all have stores within 3 miles 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 close proximity.

Schools

PRIMARY SCHOOLS:

Montem Academy - 0.1 Miles

State School

Eton Wick Church Of England School - 1.0 Miles
 State School

The Godolphin Junior Academy - 1.1 Miles
 State School

Western House Academy - 1.0 Miles
 State School

SECONDARY SCHOOLS:

The Westgate School - 0.6 Miles
 State School

Herschel Grammar School - 0.9 Miles
 State School

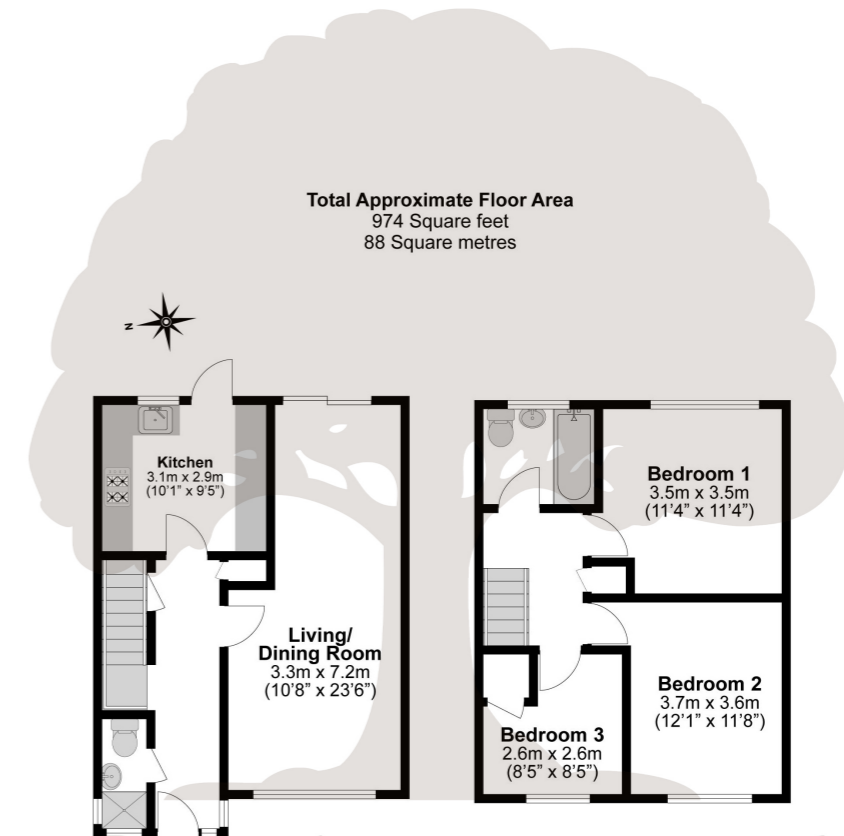
Eden Girl's School School - 0.4 Miles
 State School

Slough & Eton Church of England School - 0.6 Miles
 State School

Council Tax

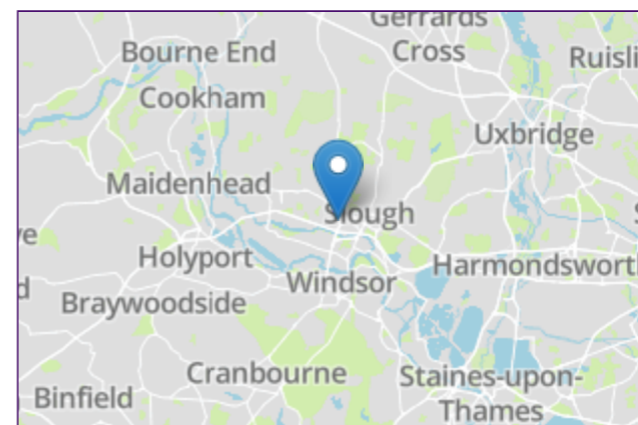
Band C

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+)	A		
(81-91)	B		87
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	