

Hidden away on a quiet cul de sac located just off of Eltham Avenue is this ideal **FIRST TIME PURCHASE**. This home Benefits from excellent transport links via Burnham train station (Elizabeth Line) & M4 junction 7, plus several excellent schools such as The Westgate School all located under 1 mile from your front door. The fantastic amenities all around make this area highly sought after with commuters and young families alike.

Inside this **FREEHOLD** home everything has been very well maintained and is ready for the next owner to move straight in. The property comprises of **TWO** double bedrooms with built in wardrobes and the modern family bathroom on the first floor. The ground floor is home to the family lounge and kitchen/diner to the rear.

The kitchen/diner provides access into the private and enclosed south facing rear garden which is perfect for entertaining in the summer months. To the front **TWO** allocated parking bays are included ensuring that parking is never an issue.



## Property Information

-  TWO DOUBLE BEDROOMS
-  TWO ALLOCATED PARKING BAYS
-  GOOD CONDITION THROUGHOUT
-  0.9 MILES TO BURNHAM STATION (ELIZABETH LINE)
-  FREEHOLD
-  PRIVATE REAR GARDEN
-  0.6 MILES TO THE WESTGATE SCHOOL

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

### Transport Links

#### NEAREST STATIONS:

- Burnham (0.9 miles)
- Slough (2.3 miles)
- Windsor & Eton Riverside (3.0 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

Burnham 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:

- Cippenham School - 0.4 Miles  
State School
- Western House Academy - 0.1 Miles  
State School
- Montem Academy - 0.8 Miles  
State School

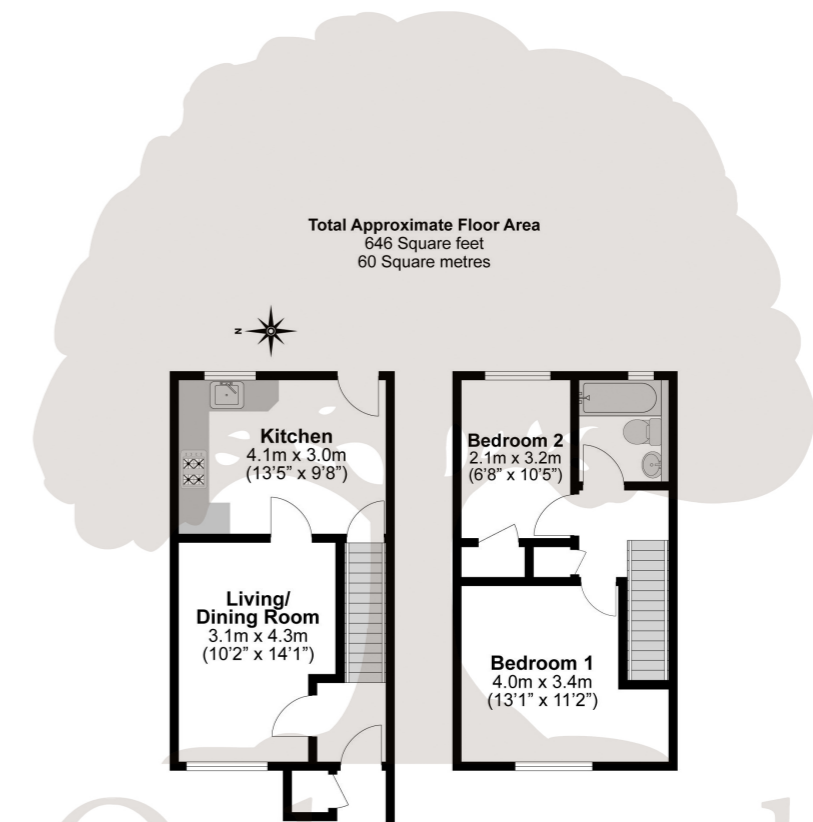
#### SECONDARY SCHOOLS:

- The Westgate School - 0.4 Miles  
State School
- Eden Girl's School - 0.8 Miles  
State School
- Herschel Grammar School - 1.2 Miles  
State School

### Council Tax

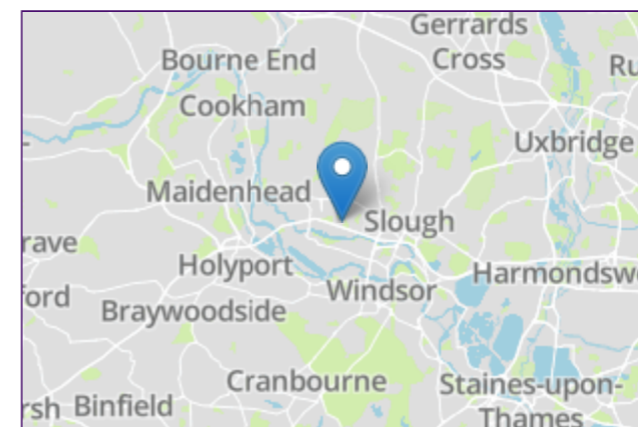
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## Floor Plan



Oakwood Estates

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>		91
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			