



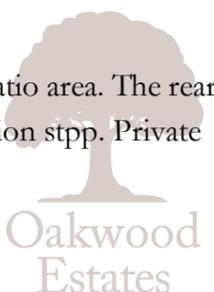
This ideal first time purchase is located in the heart of Cippenham Village and only 0.5 miles to Burnham train station (Elizabeth Line). Francis Way is a very popular residential area which is filled with a mixture of young families and commuters, looking to take advantage of the excellent local school catchments and commuting links.

The house itself is an ideal first time purchase that has the potential to be made into a long term family home. The property has been extremely well looked after and is available for the next family to move straight in with no work required.

Internally the home comprises of a spacious 21ft dual aspect lounge. The lounge has large patio doors that allow access into the private rear garden as well as providing the room with an abundance natural light throughout. Also on the ground floor is a separate kitchen. Upstairs is home to all THREE bedrooms and the modern family bathroom.



This amazing home also comes with a large rear garden which is mainly laid to lawn with a patio area. The rear garden offers potential to extend in the future stpp, there is also potential for a loft conversion stpp. Private driveway parking to the front is also included for 2 + cars.



Property Information

-  FREEHOLD
-  DRIVEWAY PARKING
-  0.5 MILES TO BURNHAM TRAIN STATION (ELIZABETH LINE)
-  LARGE REAR GARDEN
-  THREE BEDROOMS
-  IDEAL FAMILY HOME
-  GOOD CONDITION THROUGHOUT
-  POTENTIAL TO EXTEND STPP

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

Transport Links

Nearest stations:
 Burnham (0.5 mi)
 Taplow (1.3 mi)
 Slough (2.5 mi)

(All the above stations are on the Elizabeth Line)

Conveniently located 0.3 miles 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 - 0.2 Miles Away
 State School

Priory School - 0.7 Miles Away
 State School

Our Lady Of Peace Catholic School - 0.7 Miles Away
 State School

Western House Academy - 0.7 Miles Away
 State School

SECONDARY SCHOOLS

Burnham Grammar School - 0.9 Miles Away
 State School

Al Madani Grammar School - 0.2 Miles Away
 Independent School

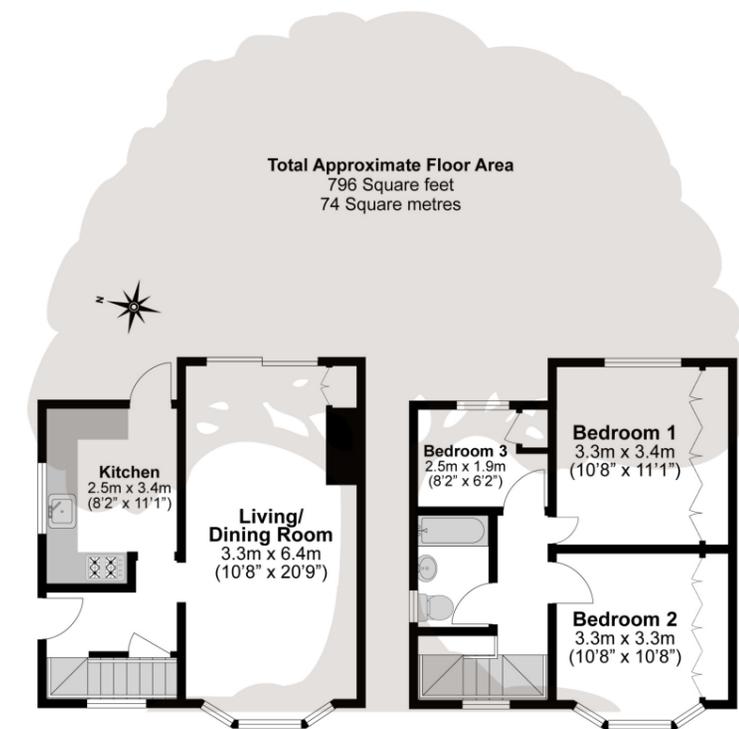
Haybrook College - 0.6 Miles Away
 State school

The Westgate School - 1.1 Miles Away
 State School

Council Tax

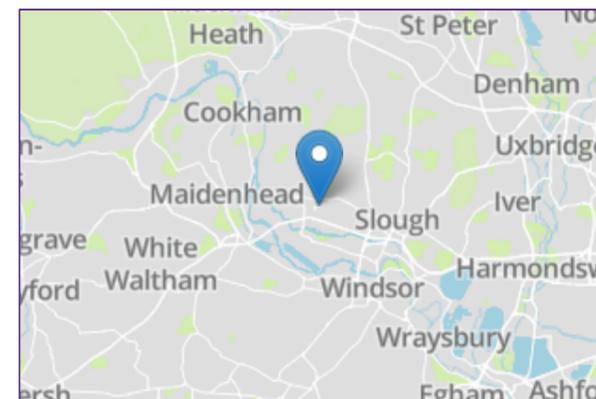
Band D

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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	