



Rokesby Road is highly sought after residential area located within Lynch Hill School Catchment and just 0.4 miles away from Burnham Grammar School. The immediate location is a quiet area with wonderful parks and green spaces located on your doorstep. For all those looking for commuting links into the city, Burnham train station is a short walk away and provides a direct line into central London via the Elizabeth Line.

This ideal first time purchase comprises of TWO separate reception rooms downstairs. These are the main 21FT lounge and a bonus conservatory to the rear, ensuring that living space for the family is offered in abundance. A modern separate kitchen completes the ground floor. Upstairs is home to all THREE bedrooms and the main family bathroom. This home has been maintained well by the current owners and is ready for the next family to move straight in and make this their home.

A private rear garden which is mainly laid to lawn is also included and provides a wonderful private space for entertaining and enjoying especially in the summer months.



Property Information



THREE BEDROOMS



SOUGHT AFTER RESIDENTIAL AREA



CONSERVATORY TO REAR



IDEAL FAMILY HOME



0.4 MILES TO BURNHAM GRAMMAR SCHOOL



FREEHOLD



LYNCH HILL SCHOOL CATCHMENT



OFFERED IN GOOD CONDITION THROUGHOUT



PRIVATE AND ENCLOSED REAR GARDEN



x3

Bedrooms



x1

Reception Rooms



x1

Bathrooms



0

Parking Spaces



Y

Garden



N

Garage

Transport Links

Nearest stations:

- Burnham (1.0 miles)
- Taplow (2.2 miles)
- Slough (2.5 miles)

The M4 (jct 7) is approximately 3 miles distant, as is the M40 (jct 2) and these i turn provide access to the M25, M3 and Heathrow Airport. British Rail connections to Paddington are available from Burnham and Maidenhead.

Location

Slough offers a good range of shops for day-to-day needs while further more shopping facilities can be found in nearby Maidenhead, Windsor and Beaconsfield. An abundance of sporting facilities in the area including Cliveden Reach which is regarded as one of the most beautiful stretches of the River Thames for boating and fishing. In addition to Nashdom's own parkland there are many attractive walks in the grounds of Cliveden and at Burnham Beeches.

Schools

PRIMARY SCHOOLS:

- Lynch Hill School Primary Academy
- 0.2 miles away State school

- Priory School
- 0.7 miles away State school

- Our Lady of Peace Catholic Primary and Nursery School
- 0.7 miles away State school

- Claycots School
- 0.8 miles away State school

- St Peter's Church of England Primary School
- 0.9 miles away State school

SECONDARY SCHOOLS:

- Burnham Grammar School
- 0.4 miles away State school

- Haybrook College
- 0.6 miles away State school

- Al-Madani Independent Grammar School
- 0.9 miles away Independent school

- Beechwood School
- 0.9 miles away State school

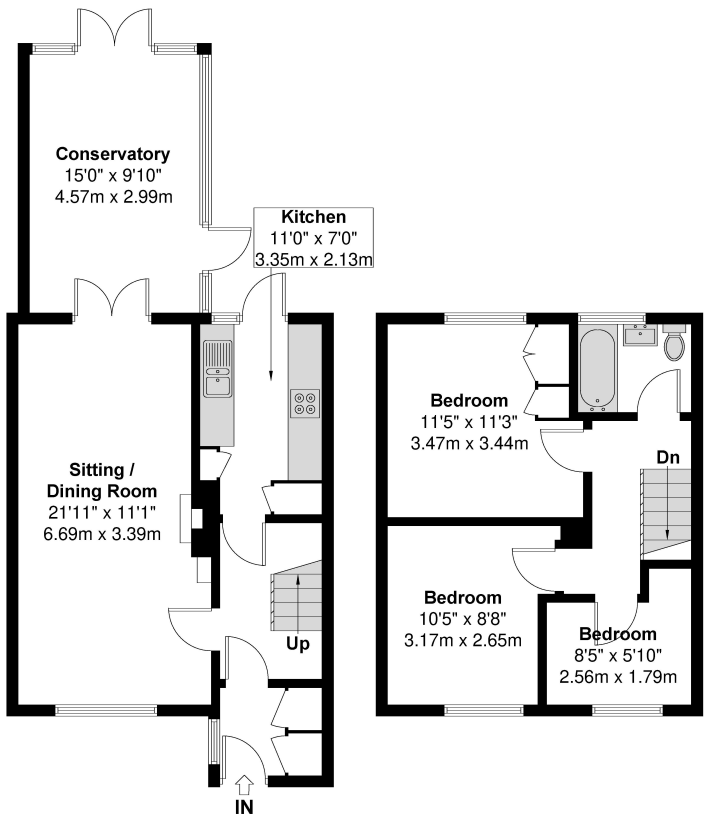
Council Tax

Band C

Floor Plan



Rokesby Road
Approximate Floor Area = 88.2 Square meters / 949.37 Square feet



Ground Floor First Floor

Illustration 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.

