

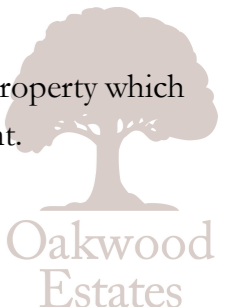










St Andrews Way is a sought after residential area popular with families of all ages. Perfectly positioned to take advantage of the excellent local school catchments as well as easy access to Burnham train station (Elizabeth Line) and M4 Junction 7. This very well maintained house ticks all the boxes to make the perfect family home.

Having already been heavily EXTENDED to the rear, there is now ample living space for your entire family to enjoy. The ground floor of this home comprises of the separate spacious lounge and a downstairs WC. The truly unique part of the home lies to the side and rear of the property in the extension. The Kitchen has been doubled in size and now acts as a large kitchen/diner. Bi-Fold doors provide access in the large rear garden making sure that the property is always flooded with natural light providing a light and airy feeling throughout.

The first floor has also been extended to the rear and as a result now offers THREE larger than average double bedrooms and a modern family bathroom.

Despite the impressive rear extension there is still ample garden space to the rear of the property which completes this family home. There is also private driveway parking to the front.



-  DOUBLE STOREY EXTENSION
-  LARGE PRIVATE REAR GARDEN
-  OPEN PLAN KITCHEN/DINER
-  THREE LARGE DOUBLE BEDROOMS
-  DRIVEWAY PARKING
-  SEMI-DETACHED
-  LESS THAN 0.5 MILES TO BURNHAM TRAIN STATION & M4 JCT 7
-  FREEHOLD

					
<b>x3</b>	<b>x1</b>	<b>x2</b>	<b>x3</b>	<b>Y</b>	<b>N</b>
<b>Bedrooms</b>	<b>Reception Rooms</b>	<b>Bathrooms</b>	<b>Parking Spaces</b>	<b>Garden</b>	<b>Garage</b>

**Transport Links**

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

Conveniently located 0.3 mile 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

