

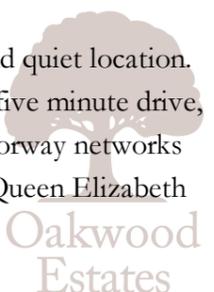
This two double bedroom terraced house is nicely positioned on a sought-after and quiet cul-de-sac within the semi-rural area of Taplow village and is offered to the market as superbly presented having been extensively renovated by the current owner.

The ground floor features two open plan reception areas providing a living room and a dining room with access onto the rear garden. There is also a gorgeous refitted kitchen with a pantry and a notable large porch entrance.

To the first floor there are two well-proportioned bedrooms and a modern white bathroom overlooking the rear garden. It is worth noting that the owners have fitted a water softener which enhances the look and feel of the shower experience.

Externally, the rear garden is mainly laid to lawn with patio area which is ideal for summer entertaining. Bay parking is available on the road on a 'first come, first serve' basis.

This property is an excellent first time purchase or family home due to its splendid condition and quiet location. Excellent transport links are located on its doorstep with junction 7 of the M4 being less than a five minute drive, offering quick and easy access into Central London, Heathrow Airport and the M25/M40 motorway networks whilst Taplow Train Station offers a service every 30 minutes to London Paddington via The Queen Elizabeth Line.



## Property Information

-  TWO DOUBLE BEDROOMS
-  RE FITTED KITCHEN
-  SOUGHT AFTER ROAD
-  VILLAGE LOCATION
-  WATER SOFTENER & FILTER SYSTEM
-  CUL-DE SAC LOCATION
-  SUPERBLY PRESENTED
-  OPEN PLAN LIVING SPACE
-  CONVENIENT FOR LOCAL SCHOOLS
-  PRIVATE REAR GARDEN

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

### Transport Links

#### NEAREST STATIONS:

- Taplow (0.8 miles)
- Burnham (2.2 miles)
- Maidenhead (2.3 miles)

The M4 (jct 7) is approximately 2 miles distant, as is the M40 (jct 2) and these in turn provide access to the M25, M3 and Heathrow Airport. British Rail connections direct on Elizabeth Line from Taplow to Paddington, Bond St, Tottenham Court Road (Dean Street), Canary Wharf amongst some of the stations serviced along with Heathrow and London City Airports.. A direct train line to London Waterloo is available from Windsor & Eton Riverside Station.

### Location

Taplow Station is on the Elizabeth Line, which travels through the centre of 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.

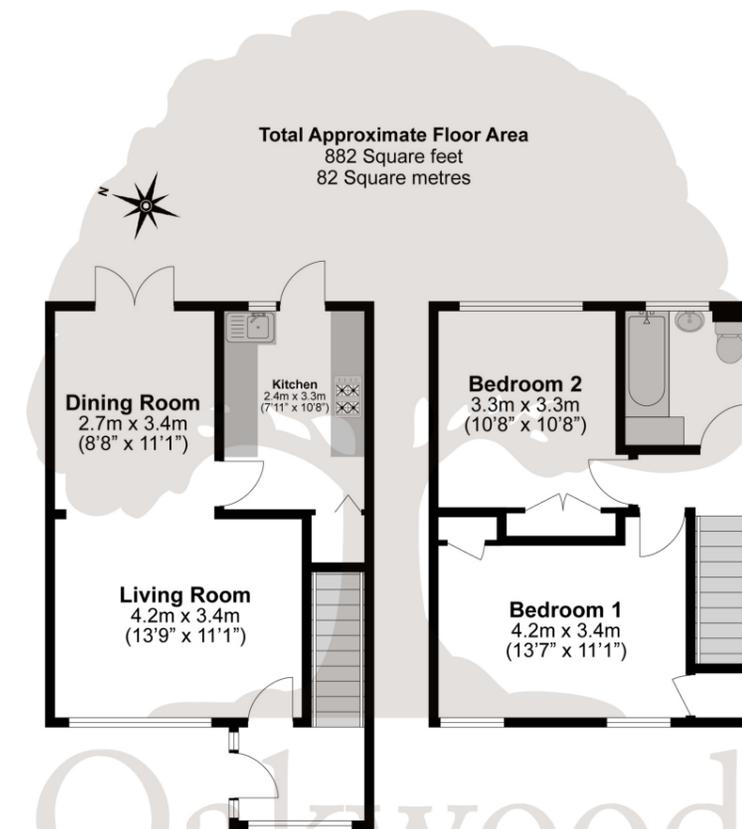
The Bishop Centre is close by with a wide range of lifestyle retail stores. Sainsbury's, Waitrose and Tesco all have stores within a mile of the development. Maidenhead town centre provides a wealth of national and local shops in and around the Nicholson Shopping Centre, as well as sports facilities and night-life venues.

Water dominates the area, the River Thames and Jubilee River at Maidenhead are picturesque and attractive to walk along or a magnet for water sports - rowers, barges and pleasure boats.

### 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		86
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			