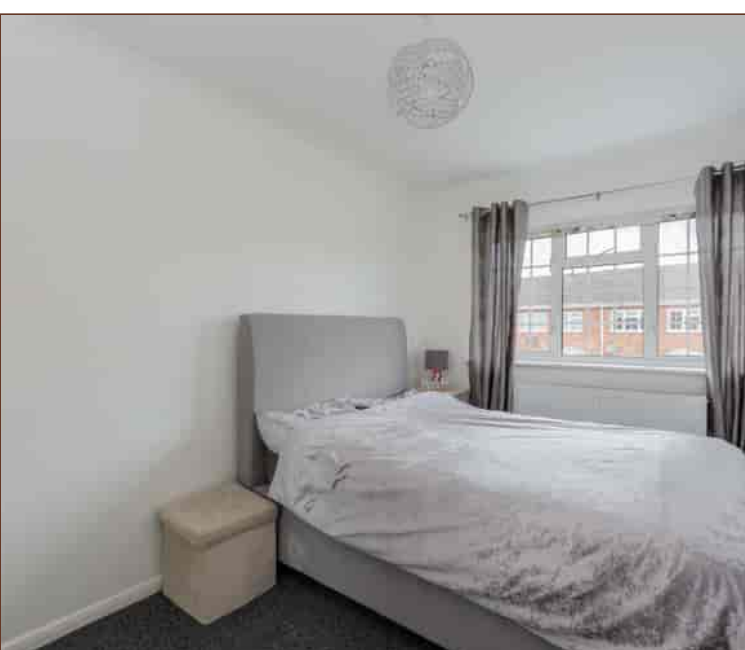


Cardinals Walk is a sought after residential cul-de-sac popular with families of all ages. This SEMI-DETACHED house is located less than 1 mile to Burnham train station (Elizabeth Line) and M4 junction 7, making it perfect for commuters into the city. Further improving the location are the excellent locals schools which are only a short distance away.



The FREEHOLD house itself comprises of a lounge/dining room, separate kitchen and downstairs WC all on the ground floor. Moving to the first floor you are greeted with all THREE bedrooms and family bathroom. Offered in good condition throughout and ready for the next family to move straight in to. A private and enclosed rear garden is also included.

The current owners have improved the property by adding a private driveway to the front of the property, this provides off street parking for TWO cars. Further parking is on offer via the garage which can be found in the block at the entrance to the road.

Ideal for first time buyers and young families with the excellent location and general good condition throughout.



Property Information

-  **FREEHOLD**
-  **THREE BEDROOMS**
-  **GOOD CONDITION THROUGHOUT**
-  **LESS THAN 1 MILE TO BURNHAM GRAMMAR SCHOOL**
-  **DRIVEWAY PARKING**
-  **GARAGE IN BLOCK**
-  **LESS THAN 1 MILE TO BURNHAM STATION (ELIZABETH LINE)**
-  **CLOSE TO M4 JUNCTION 7**

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

Transport Links

NEAREST STATIONS:

- Burnham (0.9 miles)
- Taplow (1.1 miles)
- Maidenhead (3.0 miles)

All of the above stations are Elizabeth Line stations. The M4 (jct 7) is approximately 0.5 miles distant, M40 (jct 2) is also easily accessible and these in turn provide access to the M25, M3 and Heathrow Airport. British Rail connections to Paddington are available from Burnham and Maidenhead. A direct train line to London Waterloo is available from Windsor & Eton Riverside Station.

Location

Burnham & Taplow Stations are both stations which are served by the Elizabeth Line. This 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. This property is located a short walk to Burnham Station.

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. 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.

Local Schools

PRIMARY SCHOOLS:

Lent Rise School
0.6 miles away State school

Priory School
0.8 miles away State school

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

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

SECONDARY SCHOOLS:
Burnham Grammar School
0.9 miles away State school

Haybrook College
1.0 miles away State school

Al-Madani Independent Grammar School
0.6 miles away Independent school

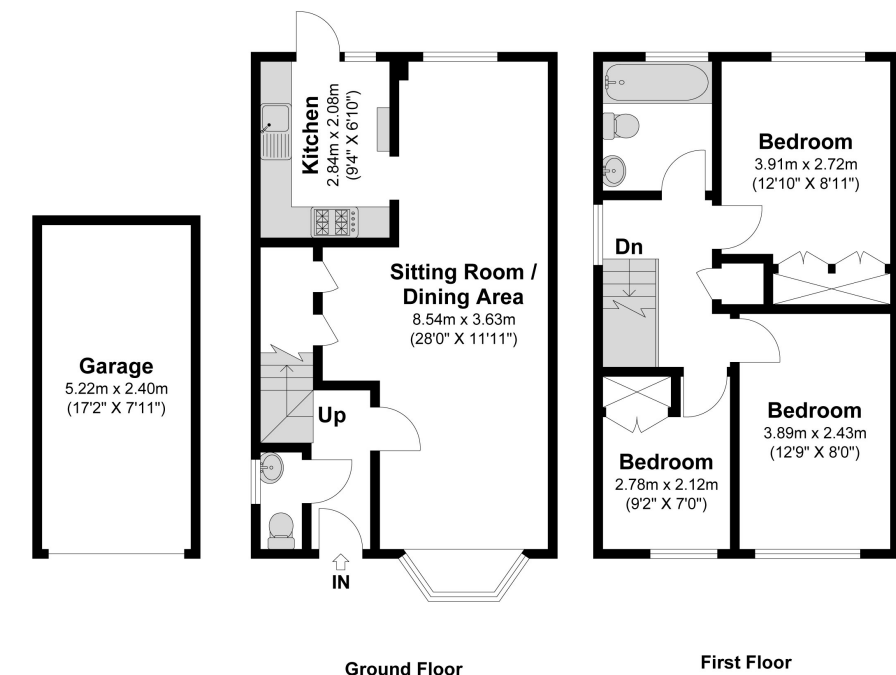
Council Tax

Band E

Floor Plan

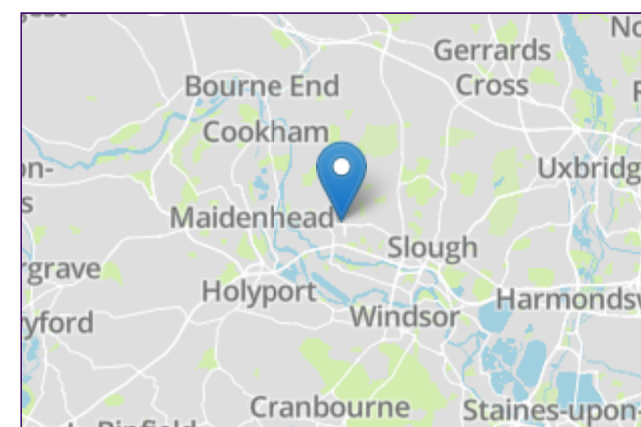


Cardinals Walk
Approximate Floor Area
793.30 Square feet 73.70 Square metres (Excluding Garage)
Garage Area 134.87 Square feet 12.53 Square metres
Total Area 928.17 Square feet 86.23 Square metres (Including Garage)



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	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			