

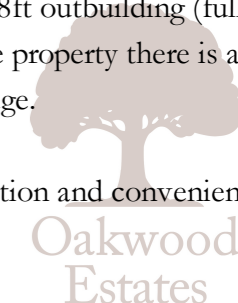
This four bedroom detached family house is located on a sought after cul-de-sac and is offered to the market as superbly presented. The property is positioned well for access to both Taplow and Burnham Train Stations (Crossrail) as well as Junction 7 of the M4 which is just a short drive away.

The ground floor features two reception rooms with the inclusion of a 15ft living room with oak flooring and a tremendous cast iron fireplace in addition to a 13ft dining room with French doors onto the rear garden. There is also an 18ft granite fitted kitchen with space for a Range Cooker, a downstairs cloakroom and welcoming entrance hall.











To the first floor there are four well-sized bedrooms, the master bedroom benefiting from a refitted ensuite shower room, in addition to a refitted three piece family bathroom.

Externally, the rear garden is well enclosed due to tall hedgerows and mainly laid to lawn with a patio area to the front ideal for entertaining and access into the garden store room. The garden incorporates an 18ft outbuilding (fully insulated with light and power) ideal for use as either a home office or gym. To the front of the property there is a shingle driveway with parking for at least three cars in addition to an 18ft garage.

This property is an excellent family purchase due to its spacious and flexible living accommodation and convenient location.



## Property Information

-  FOUR BEDROOM DETACHED FAMILY HOUSE
-  NEARBY TO TAPLOW STATION (QUEEN ELIZBAETH LINE)
-  18FT GRANITE FITTED KITCHEN
-  DOWNSTAIRS CLOAKROOM
-  PARKING FOR 4 CARS
-  SUPERBLY PRESENTED
-  15FT LIVING ROOM WITH OAK FLOOR/CAST IRON FIREPLACE
-  REFITTED FAMILY BATHROOM & ENSUITE
-  18FT GARAGE
-  17FT OUTBUILDING/HOME OFFICE (FULLY INSULATED)

					
x4	x2	x2	x3	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

### External

Front garden  
Shingle drive way providing parking for 3 cars, side access and shed along the other side.

Rear garden  
Private enclosed rear garden, large patio area, mainly laid to lawn with a flower shrub borders and herb garden.

Log cabin 17'7 x 12'8 (5.36m x 3.86m)  
2 x front aspect double glazed windows and French doors, 1 x side aspect double glazed window, wall mounted electric heater, power and light and internet connection.

### Additional Information

The property benefits from a recently installed boiler (2023)

### Location

Taplow Station is one of the stations to be served by Crossrail 'The Elizabeth Line' wil travel through London connecting Reading in the west and to Shenfield in the east meaning the heart of the West End (Bond Street) wil be just 38 minutes away. There are excelent road links providing easy access to the M4 and M25.

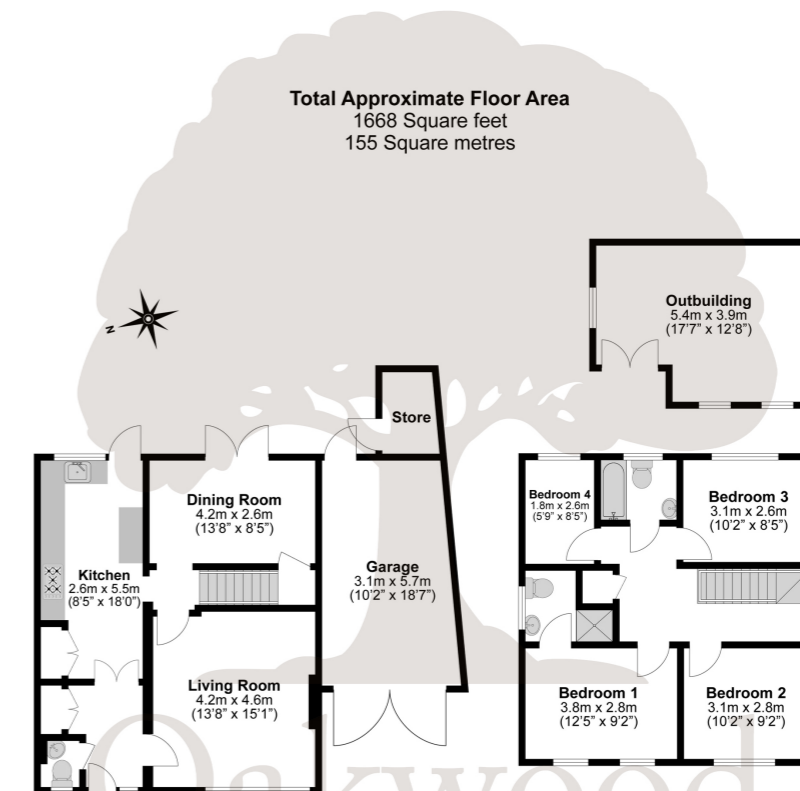
The Bishop Centre is close by with a wide range of lifestyle retail stores. Sainsbury's, Waitrose and Tesco a l have stores within a mile of the development. Maidenhead town centre provides a wealth of national and local shops in and around the Nicholson Shopping Centre, as wel as sports facilities and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

Water dominates the area, the River Thames at Maidenhead is 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.

### Council Tax

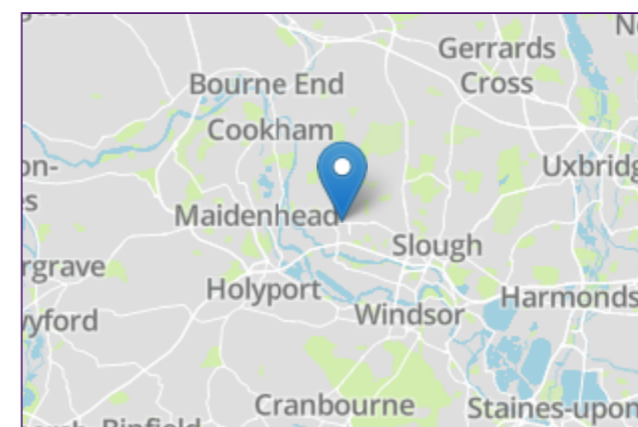
Band F

## 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		83
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			