

Situated in the heart of an extremely popular residential area is this ideal first time purchase. Boulters Close is a quiet cul de sac located within walking distance of several fantastic local schools such as Montem Academy and The Westgate School. Local amenities are provided by the nearby ASDA superstore and a range of shops, restaurants and cafe's on Burnham High Street.

This FREEHOLD home offers everything that you could possibly need for anyone looking to get on to the property ladder. Internally the property comprises of a welcoming front porch which provides access into the main family lounge. A separate fitted kitchen to the rear of the property is included. The first floor is home to both double bedrooms and the modern family bathroom. The property is completely flooded with natural light and provides a lovely feel throughout. This home has been maintained extremely well and is ready for the next owners to move straight in.

To the rear there is a private and enclosed garden. The landscaped garden is extremely low maintenance and comprises of a patio area and artificial grass. A private garage is also included with the property.



Property Information

-  FREEHOLD
-  TWO BEDROOMS
-  PERFECT FIRST TIME PURCHASE
-  PRIVATE AND ENCLOSED REAR GARDEN
-  GARAGE
-  IMMACULATE CONDITION THROUGHOUT
-  GREAT LOCATION

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

Transport Links

NEAREST STATIONS:

- Burnham (1.2 miles)
- Slough (1.6 miles)
- Windsor & Eton Riverside (2.0 Miles)

The M4 (jct 6) is only a short distance away, M40 is also easily accessible these both in turn provide access to the M25, M3 and Heathrow Airport. British Rail connections to Paddington are available from Burnham and Maidenhead. A direct line into London Waterloo is available via Windsor & Eton Riverside station.

Location

Burnham Station is one of the stations served by Crossrail - 'The Elizabeth 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.

Asda Superstore is located on your door step as well as The Bishop Centre that is close by with a wide range of lifestyle retail stores. Sainsbury's, Waitrose and Tesco all have stores within 3 miles 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 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.

Schools

PRIMARY SCHOOLS:

- Montem Academy - 0.4 Miles
State School
- Western House Academy - 0.5 Miles
State School
- Eton Wick CofE First School - 1.0 Miles
State School

- Cippenham School - 0.9 Miles
State School

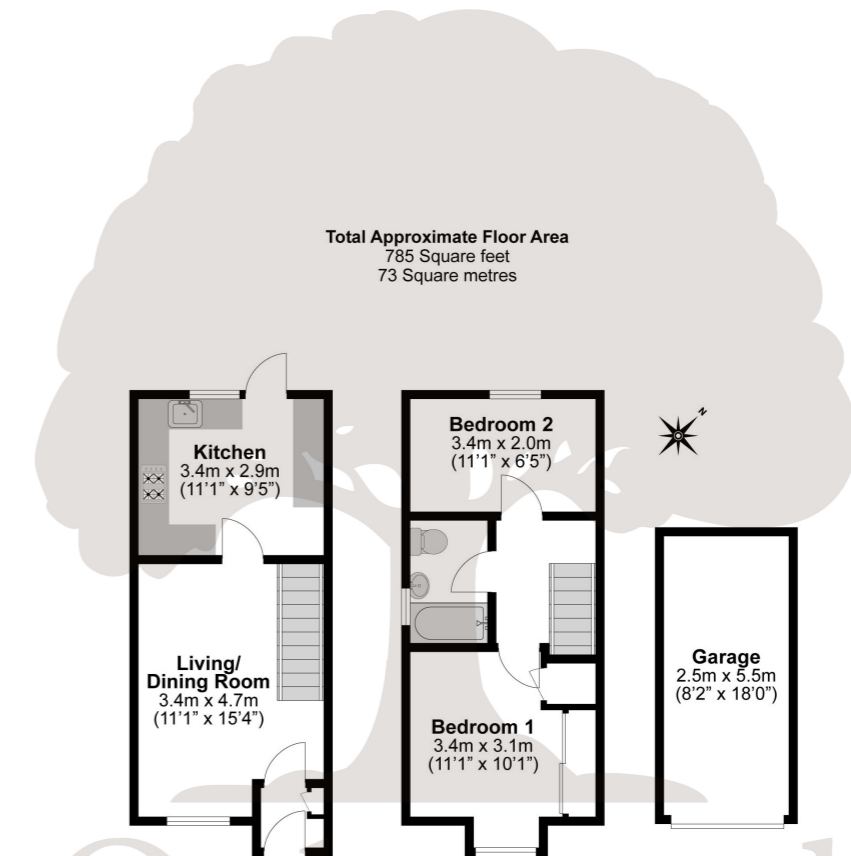
SECONDARY SCHOOLS:

- The Westgate School - 0.2 Miles
State School
- Eden Girl's School - 0.4 Miles
State School
- Herschel Grammar School - 1.0 Miles
State School

Council Tax

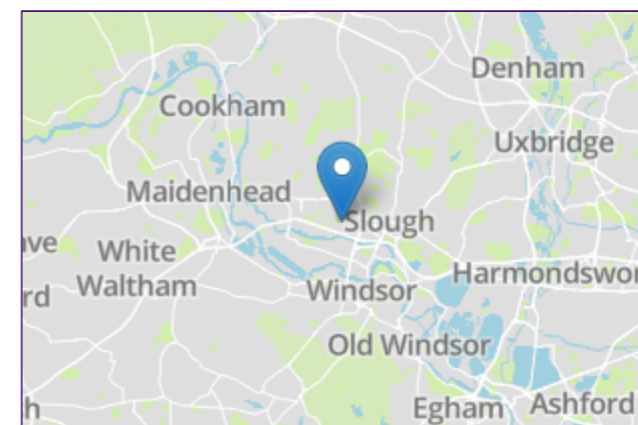
Band C

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		87
(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			
EU Directive 2002/91/EC			