



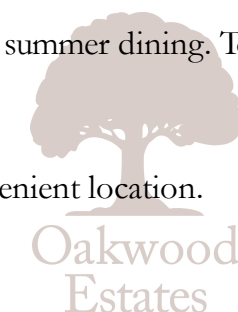
This extended four bedroom semi-detached family home is situated within a popular residential area just a short walk from Taplow Train Station (Queen Elizabeth Line) and within close proximity of Lent Rise Combined School which is a feeder school into Burnham Grammar. The property is offered to the market as superbly presented and offers flexible and spacious living accommodation.

The ground floor features three reception rooms with the inclusion of a 17ft living room, a 20ft study/family room and an 11ft dining room. There is also a stunning refitted 16ft kitchen/breakfast room with a centre island, fitted appliances and space for a range cooker. The property includes a home office and annexe (bedroom with ensuite) which could offer separate living from the main house if required.

To the first floor there are three bedrooms (all with fitted wardrobes) and a refitted three piece family bathroom.

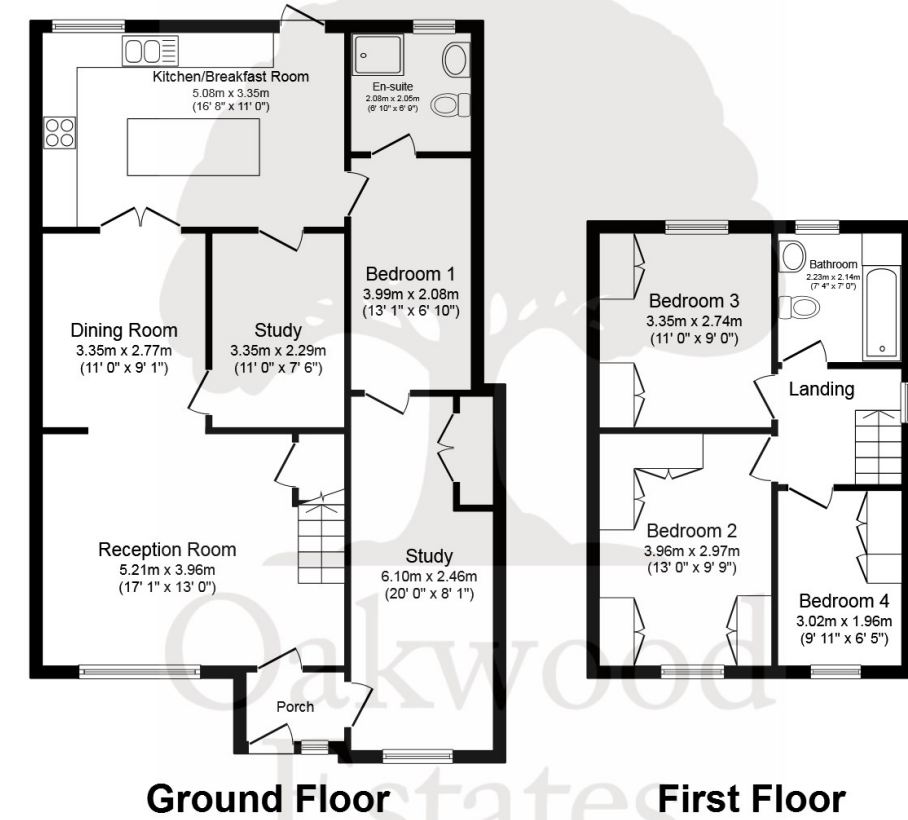
Externally, the rear garden is mainly laid to lawn and includes a large decking area ideal for summer dining. To the front of the property there is off street parking for four cars.

This property is an ideal family purchase due to its adaptable accommodation and convenient location.



-  EXTENDED FOUR BEDROOM SEMI-DETACHED FAMILY HOME
-  SUPERBLY PRESENTED
-  16FT FITTED KITCHEN WITH CENTRE ISLAND
-  ANNEXE
-  2 BATHROOMS
-  POPULAR RESIDENTIAL AREA CLOSE TO TAPLOW STATION (CROSSRAIL)
-  17FT LIVING ROOM
-  20FT STUDY/FAMILY ROOM
-  HOME OFFICE
-  PARKING FOR 4 CARS

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



Total floor area 127.0 sq.m. (1,367 sq.ft.) approx
 This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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.

External

The rear garden is mainly laid to lawn and includes a large decking area ideal for summer dining. To the front of the property there is off street parking for four cars.

Transport Links

Nearest Stations:
 Taplow (0.4 mi)
 Burnham (1.1 mi)
 Maidenhead (2.2 mi)

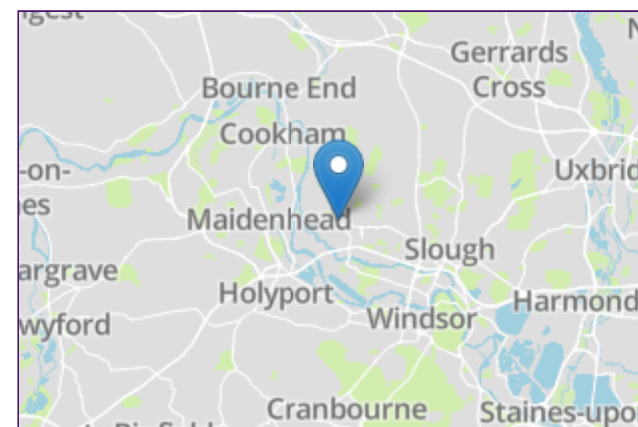
All of these lines are on the Crossrail terminal which will take trains into Bond Street within 34 Minutes. The M4 (jct 7) is approximately 1.5 miles distant, as is the M40 (jct 2) and these in turn provide access to the M25, M3 and Heathrow Airport. British Rail connections

Location

Burnham Village offers good local shopping facilities and the larger centres of Windsor, Maidenhead, Beaconsfield and High Wycombe are within easy reach and offer more extensive facilities. The surrounding area provides excellent schooling for children of all ages both in the private and state sector, the state sector still being run on the popular grammar school system. Sporting/leisure facilities abound in the area with many notable golf courses, riding and walking in Burnham Beeches. Cliveden the famous National Trust property is nearby and there are numerous sports clubs including tennis, rugby and football, various fitness centres and racing at Ascot and Windsor. The River Thames is within easy reach, being about three miles away.

Council Tax

Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	81
England, Scotland & Wales			