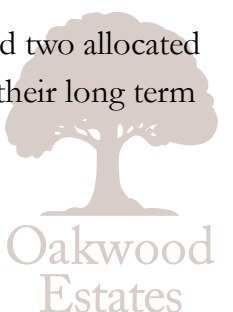




This immaculate family home is located on Collier Close in Cippenham Village. The property is perfectly located for families looking to take advantage of the fantastic local schools catchments, public transport links and access to all local amenities. Burnham train station (Elizabeth Line) and M4 jct 7 are both only a short distance away and provide amazing commuting links into the city.

The home itself has been exceptionally well maintained throughout and is ready for the next family to move straight in with no work needed at all. The accommodation is spread across three floors. The ground floor boasts a huge lounge area which is completely immersed in natural light due to the large windows and patio doors to the rear. The separate modern kitchen and downstairs WC completes the ground floor. In the first floor there are two large double bedrooms and the main family bathroom. The top floor is home to the main master bedroom. The master bedroom has a separate dressing room which offers the potential for a fourth bedroom. An en suite bathroom is also accessible from the master suite.

This home also includes a private and enclosed rear garden which is mainly laid to lawn and two allocated parking bays to the front of the property. This property is perfect for a family looking for their long term home.





Property Information

-  TWO BATHROOMS PLUS DOWNSTAIRS WC
-  TOWN HOUSE
-  PRIVATE REAR GARDEN
-  IMMACULATE CONDITION THROUGHOUT
-  FREEHOLD FAMILY HOME
-  TWO PARKING SPACES
-  THREE DOUBLE BEDROOMS
-  LARGE DRESSING ROOM / POTENTIAL 4TH BEDROOM



x3

Bedrooms



x1

Reception Rooms



x3

Bathrooms



x2

Parking Spaces



Y

Garden



N

Garage

**Service Charge**  
There is a service charge of £300 per annum for the maintenance of the road.

**Transport Links**  
NEAREST STATIONS:  
Burnham (1.2 miles)  
Slough (1.8 miles)  
Windsor & Eton Riverside (1.9 Miles)

The M4 (jct 7) is only a short distance away, M40 is also easily accessible these both in turn provide access to the M25, M3 and Heathrow Airport. The Elizabeth Line runs from Burnham & Slough stations and provide links into Central London. A direct line to London Waterloo is available from 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.

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 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:

Western House Academy  
0.4 miles away State school

Montem Academy  
0.6 miles away State school

Cippenham School  
0.9 miles away State school

Eton Wick CofE School  
0.9 miles away State school

Phoenix Infant Academy  
1.4 miles away State school

SECONDARY SCHOOLS:  
The Westgate School  
0.4 miles away State school

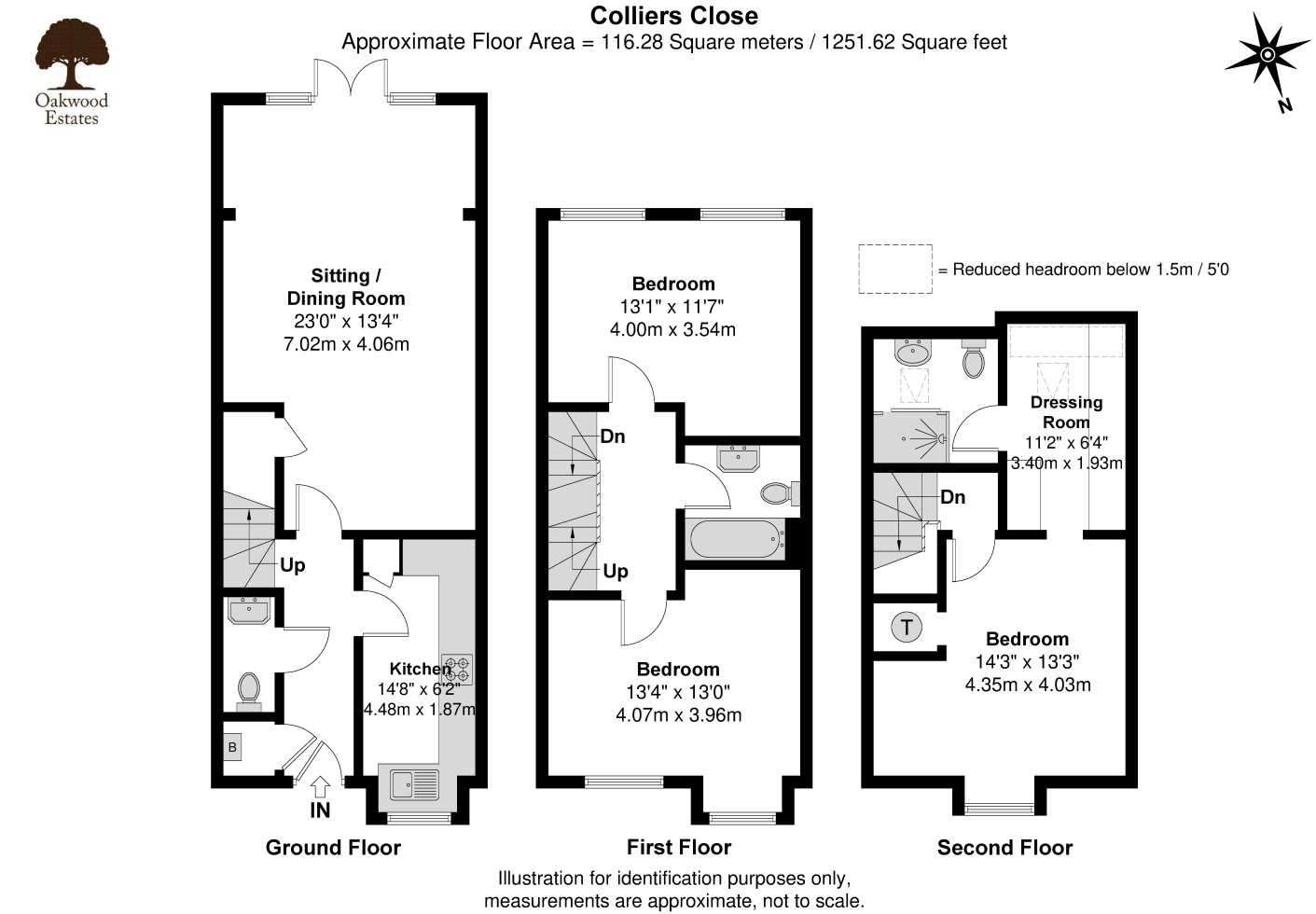
Haybrook College  
1.4 miles away State school

Al-Madani Independent Grammar School  
1.2 miles away Independent school

Herschel Grammar School  
1.2 miles away State school

**Council Tax**  
Band D

Floor Plan



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.

