

This three bedroom semi-detached house is situated on a corner plot within a popular residential area just walking distance to Taplow Train Station (Crossrail) and a number of excellent local schools. The property is offered to the market in need of modernisation.

The ground floor features three reception rooms with the inclusion of a 13ft living room, an 11ft dining room and a 13ft conservatory. There is also an 11ft fitted kitchen, a downstairs cloakroom and an entrance hall.

To the first floor there are three well-proportioned bedrooms, a family bathroom and separate W.C.

Externally, the rear garden is mainly laid to lawn with a patio area ideal for summer dining and incorporating a timber shed as well as the 18ft detached garage (with up and over door) and gated parking in front for one car.

This property is an ideal project purchase and comes onto the market with no onward chain allowing for the possibility of a quick sale.



Property Information

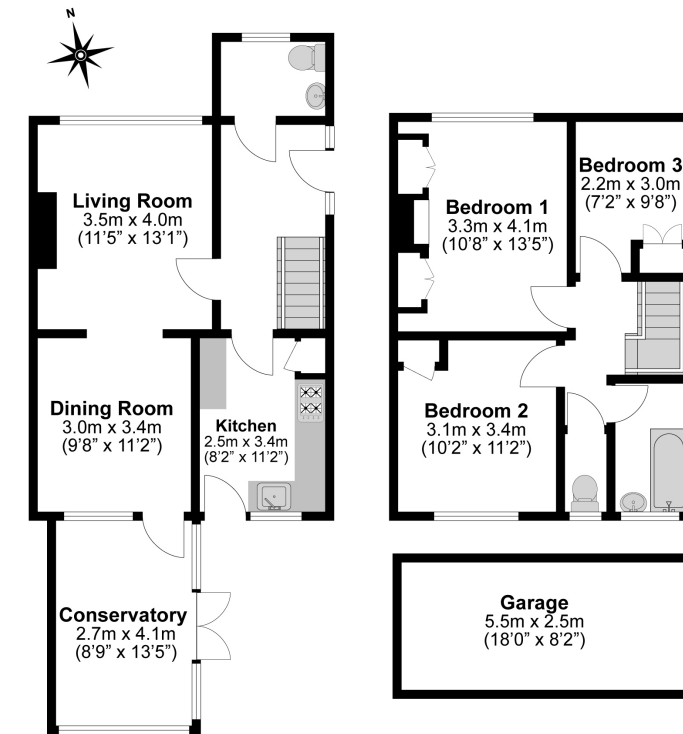
-  THREE BEDROOM SEMI-DETACHED HOUSE
-  CORNER PLOT
-  2 RECEPTIONS
-  11FT FITTED KITCHEN
-  PARKING FOR 2 CARS
-  POPULAR RESIDENTIAL AREA CLOSE TO TAPLOW STATION (CROSSRAIL)
-  NEEDS MODERNISATION
-  13FT CONSERVATORY
-  18FT GARAGE
-  NO CHAIN

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

Floor Plan



Total Approximate Floor Area
1216 Square feet
113 Square metres



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.

External

The rear garden is mainly laid to lawn with a patio area ideal for summer dining and incorporating a timber shed as well as the 18ft detached garage (with up and over door) and gated parking in front for one car.

Transport Links

NEAREST STATIONS:

- Taplow (0.4 miles)
- Burnham (1.2 miles)
- Maidenhead (2.2 miles)

The M4 (jct 7) is approximately 3 miles distant, as is the M40 (jct 2) and these in turn provide access to the M25, M3 and Heathrow Airport. British Rail connections to Paddington are available from Burnham and Maidenhead.

Location

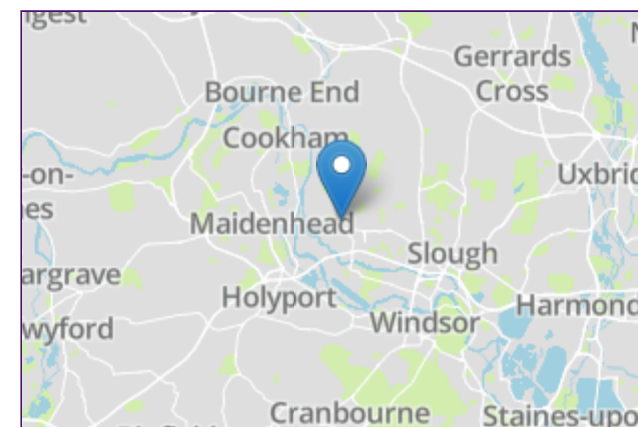
Taplow Station is one of the stations to be served by Crossrail 'The Elizabeth Line' will travel through London connecting Reading in the west and to Shenfield in the east meaning the heart of the West End (Bond Street) will be just 38 minutes away. There are excellent road links providing easy access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

Council Tax

Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			