



This three bedroom detached family home is situated within 0.5 miles of Taplow Train Station (Cross Rail) & The Lent Rise School. The property is offered to the market with the potential to extend onto the side and/or rear (STP).

The ground floor features a 26ft sitting/dining room with functional log burner fireplace, a 17ft conservatory with views onto the rear garden, an 11ft fitted kitchen, and an entrance hall with understairs storage.

To the first floor there are three bedrooms - the master bedroom with large free-standing wardrobe and second bedroom with fitted wardrobe - and a three piece family bathroom.

Externally, the south-west facing rear garden is generous and mainly laid to lawn and incorporates a timber summerhouse and fence borders to both sides whilst to the front there is off street parking for four cars in addition to a 24ft double-length garage.

This property offers the potential for re-development (STP) or could be adapted to create further living space within the garage. The house comes onto the market as well presented and is an excellent family purchase due to its convenient location and spacious accommodation.



## Property Information

-  THREE BEDROOM DETACHED FAMILY HOME
-  POTENTIAL TO EXTEND ONTO SIDE/REAR (STP)
-  17FT CONSERVATORY
-  FAMILY BATHROOM
-  PARKING FOR 4 CARS
-  0.5 MILES TO TAPLOW STATION (CROSSRAIL)
-  26FT SITTING/DINING ROOM WITH LOG BURNER
-  11FT FITTED KITCHEN
-  24FT DOUBLE-LENGTH GARAGE
-  GENEROUS SOUTH-WEST FACING GARDEN

					
x3	x2	x1	x4	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

### External

The south-west facing rear garden is generous and mainly laid to lawn and incorporates a timber summerhouse and fence borders to both sides. To the front there is off street parking for four cars in addition to a 24ft double-length garage.

### 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

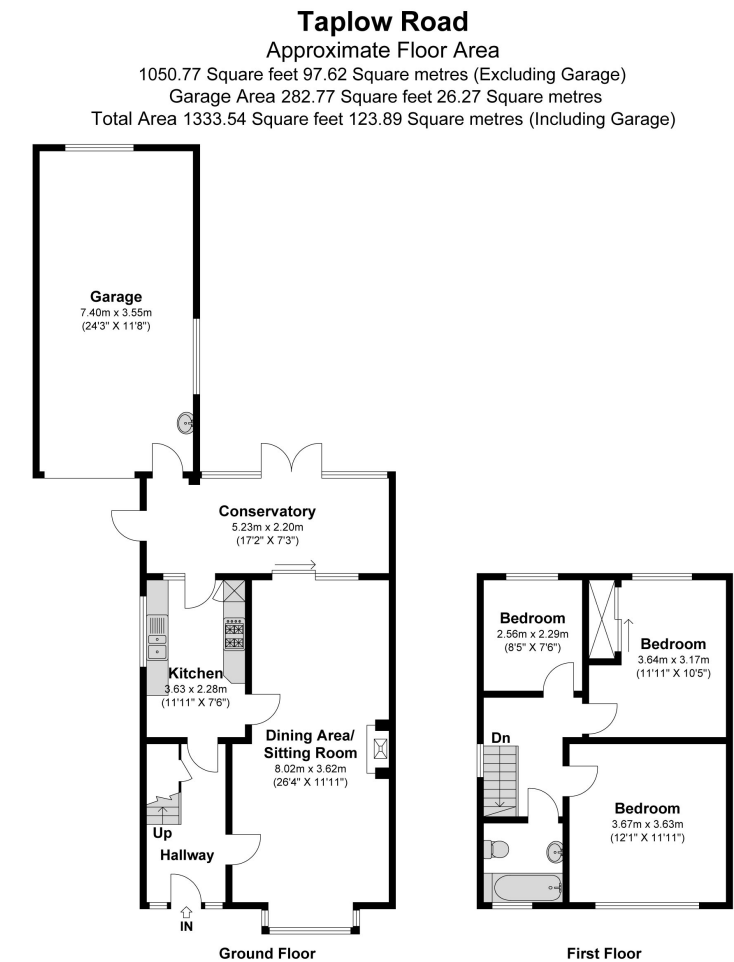
### Location

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 E

## 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.

