

This four/five bedroom semi-detached family home was built in 2014 by Taylor Wimpey and is located within an exclusive development off Huntercombe Lane South and within a short commute of M4 and Burnham or Taplow Train Stations (Cross Rail). The property is set over three floors and comes onto the market as superbly presented.

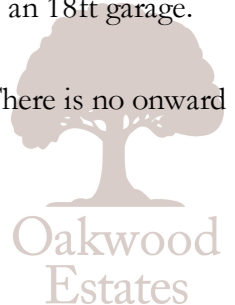
The ground floor features a 16ft kitchen/dining room with French doors onto the garden. There is also a downstairs cloakroom and study/bedroom five.

To the first floor is the 12ft living room with Juliet balcony, a three piece family bathroom, and two bedrooms with one of these being a double and benefiting from an ensuite shower room.











The second floor hosts a further two double bedrooms with the master bedroom including an ensuite shower room.

Externally the rear garden is approximately 40ft and mainly laid to lawn with a veranda patio area ideal for summer dining and gated rear access. To the front there is off street parking for two cars in addition to an 18ft garage.

This property is an excellent family purchase due to its generous size and convenient location. There is no onward chain allowing for the possibility of a quick sale.



## Property Information

-  FOUR/FIVE BEDROOM SEMI-DETACHED FAMILY HOUSE
-  MODERN EXCLUSIVE DEVELOPMENT
-  12FT LIVING ROOM WITH BALCONY
-  18FT GARAGE
-  SHORT COMMUTE TO M4/TAPLOW TRAIN STATION (CROSSRAIL)
-  BUILT IN 2014 BY TAYLOR WIMPEY
-  16FT KITCHEN/DINER
-  3.5 BATHROOMS
-  PARKING FOR 2 CARS
-  NO CHAIN

|  |   |   |   |   |   |
|--|---|---|---|---|---|
|  |  |  |  |  |  |
| x5   | x1  | x3  | x2  | Y   | Y   |
| Bedrooms   | Reception Rooms   | Bathrooms   | Parking Spaces  | Garden  | Garage  |

### External

The rear garden is approximately 40ft and mainly laid to lawn with a veranda patio area ideal for summer dining and gated rear access. To the front there is off street parking for two cars in addition to an 18ft garage.

### Transport Links

Nearest stations:

Burnham (0.5 mi)

Taplow (1.1 mi)

Slough (2.8 mi)

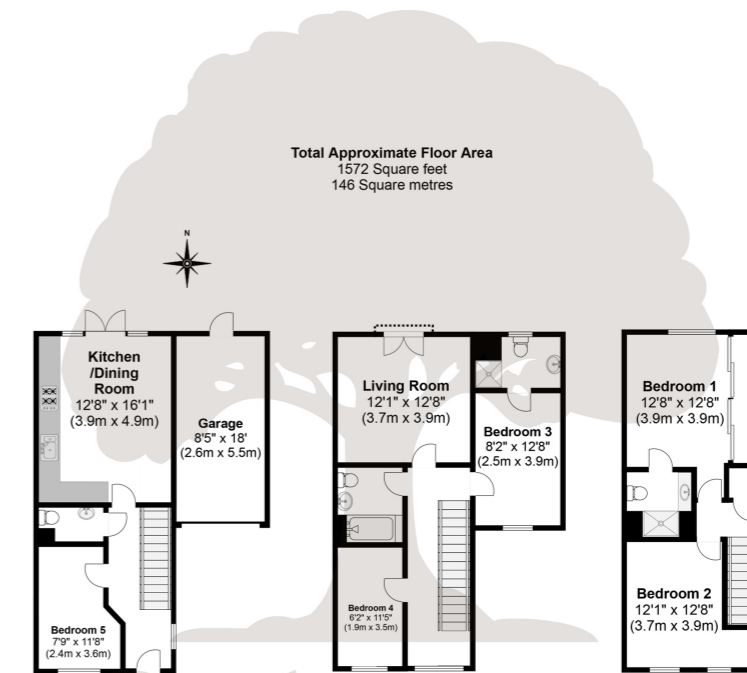
### Location

The property is located in a quiet cul-de-sac within a popular residential development on the outskirts of Taplow, only 3.3 miles from the amenities of Maidenhead town centre which include extensive shopping and leisure facilities. Taplow is in a great location for families, with an extensive range of schools at all ages in the vicinity along with easy access to Burnham, Windsor and Slough. Nearby amenities include Sainsbury's, Tesco superstore, out-of-town shopping centre and numerous pubs and restaurants. Junction 7 of the M4 is easily accessible, providing access to the M25 motorway network, Heathrow Airport, and London. Also this property is conveniently located within a 20-minute walking distance from both Taplow and Burnham stations. These stations provide connections to Paddington and Canary Wharf, among other destinations, via Crossrail.

### Council Tax

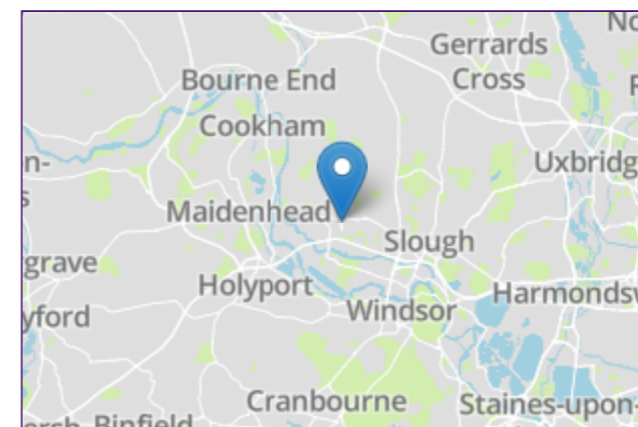
Band E

## 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.



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         | 93        |
| (81-91)                                     | B | 84                      |           |
| (69-80)                                     | C |                         |           |
| (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 |           |