



Mathecombe Road is a sought after residential area situated within a modern development in Cippenham. Located a short walk to Asda superstore plus excellent local amenities. The surrounding area is popular with families of all ages due to excellent local schools such as The Westgate School being located within walking distance.

The property itself is an ideal first time purchase to be made into a long term family home. The accommodation of the property is spread across three floors. On the ground floor is the spacious living room, this room has modern under floor heating. The remainder of the ground floor comprises of a separate fitted kitchen and a downstairs WC. On the first floor there are TWO spacious double bedrooms each with their own en suite bathrooms and fitted wardrobes. A loft conversion has been added to the home and this has allowed space for a large master bedroom, separate office space and an additional bathroom. The property has been maintained very well and is ready for the next owners to move straight in without any work needed at all.

This wonderful family home also comes with a private rear garden which is ideal to enjoy during the summer months and private allocated parking.



Property Information

Floor Plan



THREE DOUBLE BEDROOMS



GOOD CONDITION THROUGHOUT



ALLOCATED PARKING



0.4 MILES TO THE WESTGATE SCHOOL



UNDERFLOOR HEATING IN LIVING ROOM



THREE BATHROOMS PLUS DOWNSTAIRS WC



FREEHOLD FAMILY HOME



PRIVATE REAR GARDEN



PERFECT FAMILY HOME



HARVEY WATER SOFTENER INCLUDED



x3

Bedrooms



x1

Reception Rooms



x3

Bathrooms



x1

Parking Spaces



Y

Garden



N

Garage

Transport Links

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

The M4 (jct 6) 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

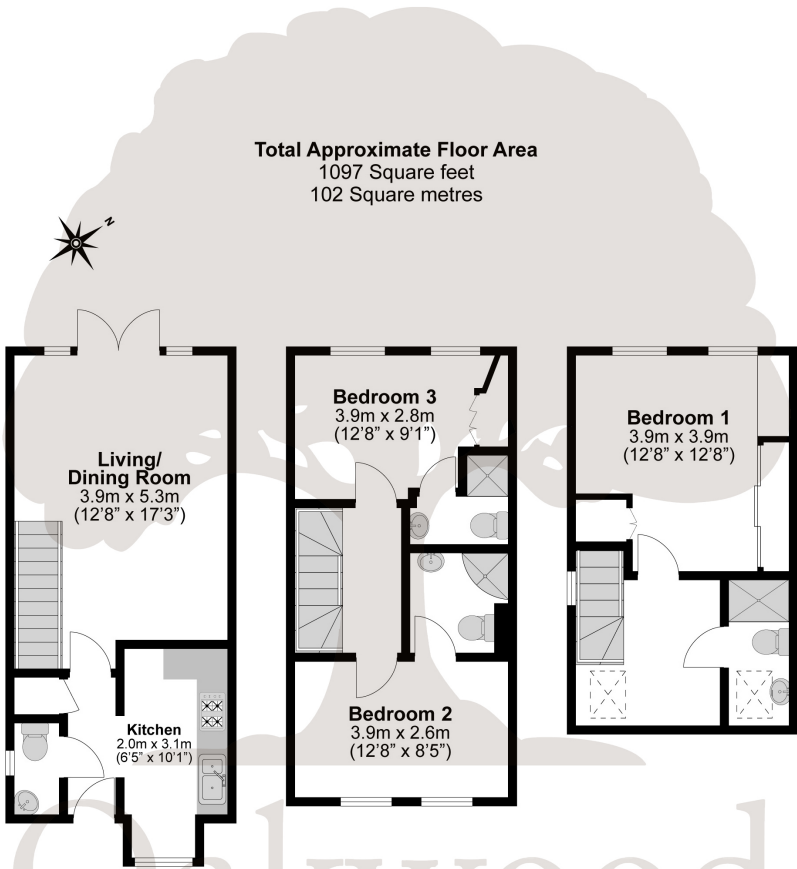
Haybrook College
1.4 miles away State school

Al-Madani Independent Grammar School
1.2 miles away Independent school

Herschel Grammar School
1.2 miles away State school

Council Tax

Band D



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.

