



Nestled in the corner of a quiet cul de sac off Goldsworthy Way is this beautifully presented family home. The immediate local area is a popular and welcoming residential area filled with families of all ages. This ideal location offers amazing access to all transport links with Burnham train station (ELIZABETH LINE) located just HALF A MILE away and M4 jct 7 just a stone's throw from your front door. Further benefitting the immediate location is the abundance of local schools such as Our Lady Of Peace, Priory and Burnham Grammar Schools all on your doorstep.

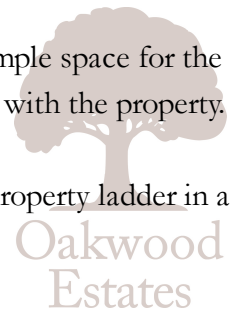


Goldsworthy Way also has the wonderfully unique bonus of having a park with a children's playground for the residents located at the top of the road.

The property itself has been extremely well kept and is ready for the next owner to move straight in. The ground floor consists of a spacious open plan dual aspect kitchen & living area, which is completely flooded with natural light throughout. Upstairs is home to all THREE bedrooms and the modern bathroom.







Patio Doors from the lounge open into your private and enclosed rear garden which provides ample space for the family to enjoy all year round. You will also have your own garage & driveway parking included with the property.

This home is an ideal FIRST TIME PURCHASE for any young family looking to get onto the property ladder in a highly sought after area.





## Property Information

-  FREEHOLD
-  PRIVATE REAR GARDEN
-  UNDER 1 MILE TO BURNHAM GRAMMAR SCHOOL
-  GARAGE & DRIVEWAY PARKING
-  0.5 MILES TO BURNHAM STATION (ELIZABETH LINE)
-  IMMACULATE CONDITION THROUGHOUT

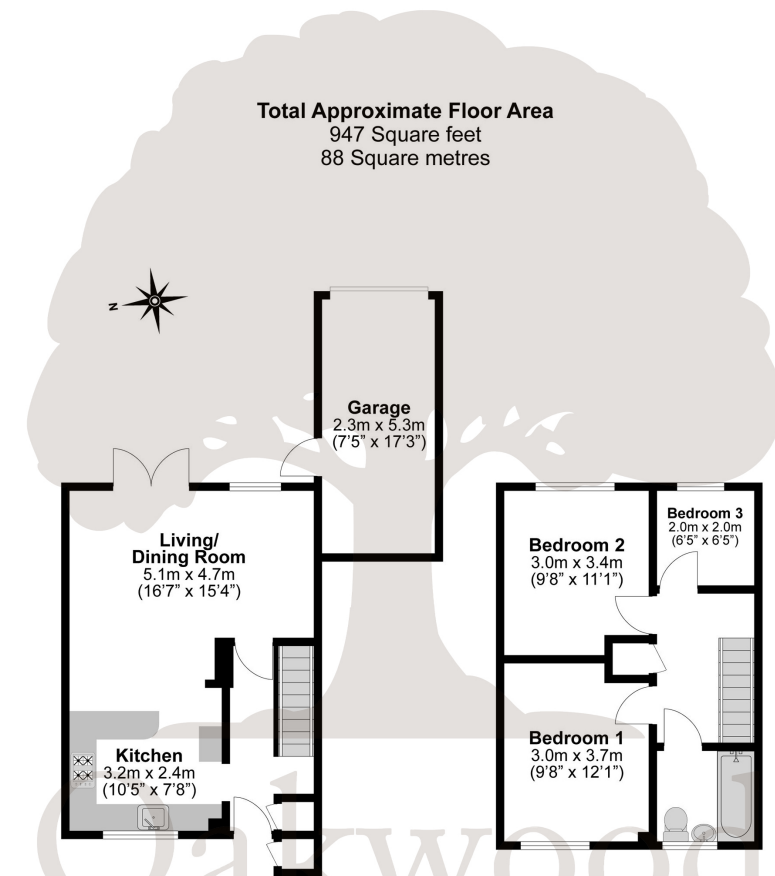
					
<b>x3</b>	<b>x1</b>	<b>x1</b>	<b>x1</b>	<b>Y</b>	<b>Y</b>
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

### Transport Links

Nearest stations:  
 Burnham (0.5 mi)  
 Taplow (1.1 mi)  
 Slough (2.8 mi)

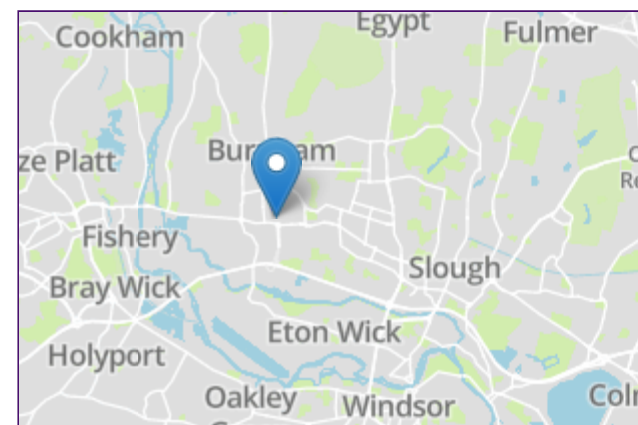
Conveniently located 0.3 mile to the M4 Junction 7, which offers easy access into London, Heathrow Airport, Slough Town Centre, Maidenhead, Reading and High Wycombe. Cippenham Village boasts a wealth of Shops and Retail Parks including Asda Supermarket, Marks & Spencer Supermarket, Next, Argos, B&Q Superstore, Boots Superstore and Mothercare . A direct trainline to London Waterloo is available via Windsor & Eton Riverside station.

## 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+)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>	70	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			