

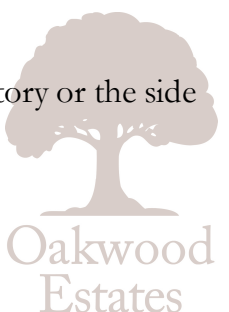


Located within the highly sought after Lent Rise School catchment and only 0.6 miles to Taplow train station (Elizabeth Line), making this area the perfect long term family home. Local amenities are on your doorstep with the Sainsbury's superstore only a short walk away as well as Burnham High Street & The Bishop's centre where you will find a range of restaurants, shops and cafe's.






The property itself is a lovely FREEHOLD DETACHED bungalow which has the benefits of being placed on a sizeable plot offering potential to extend stpp. To the front there is a large garden which is mainly laid to lawn plus a long driveway providing ample parking for several cars. The garage is accessed via this driveway.

internally the home comprises of THREE good sized double bedrooms. There are TWO separate reception rooms in the form of the main lounge and a conservatory to the rear. A private modern bathroom and spacious kitchen completes the internal if the home. The property has been well maintained and is ready for the next owners to move in.

To the rear there is a private and enclosed rear garden which is accessible via the conservatory or the side access point next to the garage. VIEWINGS ARE HIGHLY ADVISED!



Property Information

-  DETACHED BUNGALOW
-  TWO RECEPTION ROOMS
-  DRIVEWAY PARKING FOR SEVERAL CARS
-  0.6 MILES TO TAPLOW STATION
(ELIZABETH LINE)
-  THREE BEDROOMS
-  LSITUATED ON A LARGE PLOT
-  GARAGE
-  LENT RISE SCHOOL CATCHMENT




x3

Bedrooms




x2

Reception Rooms



x1

Bathrooms



x4

Parking Spaces



Y

Garden



Y

Garage

Transport Links

NEAREST STATIONS:

- Taplow (0.6 miles)
- Burnham (0.9 miles)
- Maidenhead (2.6 miles)

The M4 (jct 7) is approximately 1 mile 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. A direct train line to London Waterloo is available from Windsor & Eton Riverside Station.

Location

Taplow Station is one of the stations served by Crossrail 'The Elizabeth Line', which travels through London, connecting Reading in the west and 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. This property is located less than 5 minutes walk to Taplow Station.

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 and Jubilee River at Maidenhead are 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 close proximity.

Schools

PRIMARY SCHOOLS:

- Lent Rise School
- 0.3 miles away State school

- Priory School
- 1.1 miles away State school

- Our Lady of Peace Catholic Primary and Nursery School
- 0.8 miles away State school

- St Peter's Church of England Primary School
- 0.9 miles away State school

SECONDARY SCHOOLS:

- Burnham Grammar School
- 1.1 miles away State school

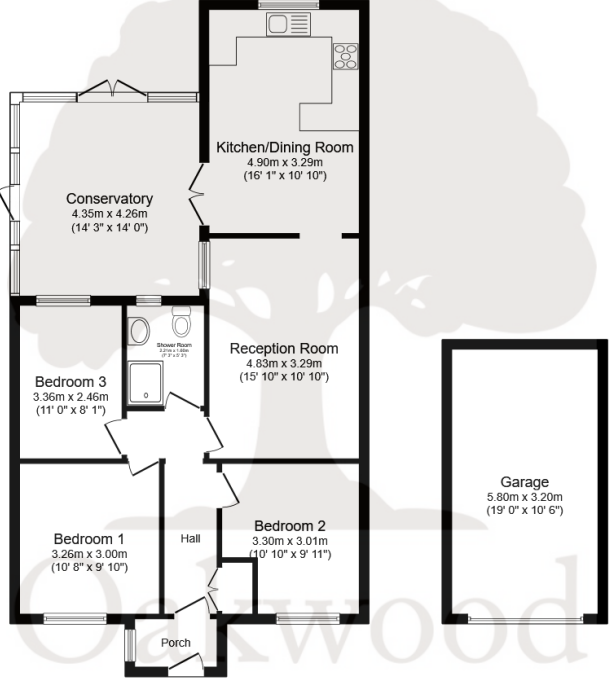
- Haybrook College
- 1.3 miles away State school

- Al-Madani Independent Grammar School
- 1.0 miles away Independent school

Council Tax

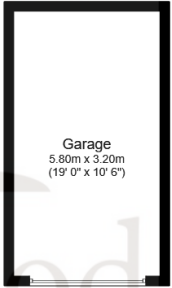
Band E

Floor Plan



Ground Floor

Floor area 92.0 sq.m. (991 sq.ft.)




Garage

Floor area 18.6 sq.m. (200 sq.ft.)

Total floor area: 110.6 sq.m. (1,190 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](#)

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		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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