

Westfield Road is a quiet private road located in a popular residential area. Perfectly located for all local amenities with several local shops & supermarkets on your doorstep plus easy access to surrounding towns such as Burnham, Farnham Common and Slough providing further amenities. Public transport is in the form of Burnham train station (Elizabeth Line) plus easy access to M4 Jct 6 and M40.

This SEMI-DETACHED home provides everything that your family would need. The property itself comprises of TWO reception rooms in the form of a lounge area and dining room. A separate kitchen is also included on the ground floor. On the first floor you will find all THREE good size bedrooms and the family bathroom. The property has been maintained in good order throughout.

Externally the property offers driveway parking to the front and side of the home providing parking for FOUR cars at least. Further parking can be found in the garage which is also included with the property. To the rear of this home there is a private and enclosed rear garden.

The property is located on a private road which is a very quiet street and extremely safe and secure.

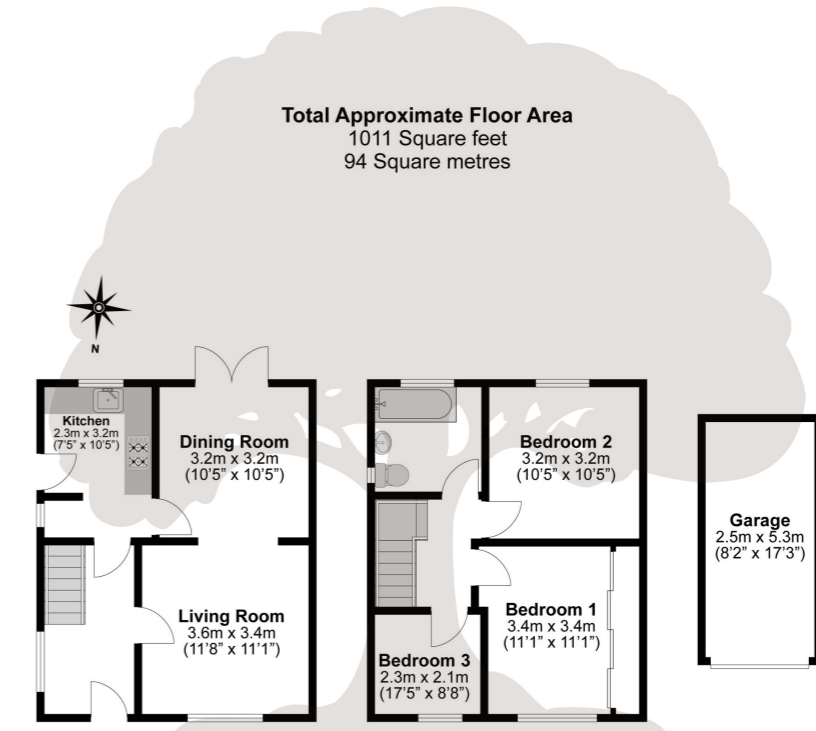


Property Information

-  FREEHOLD
-  DRIVEWAY FOR 4 + CARS
-  PRIVATE ENCLOSED REAR GARDEN
-  SOUGHT AFTER LOCATION
-  THREE BEDROOMS
-  GARAGE
-  PRIVATE ROAD

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

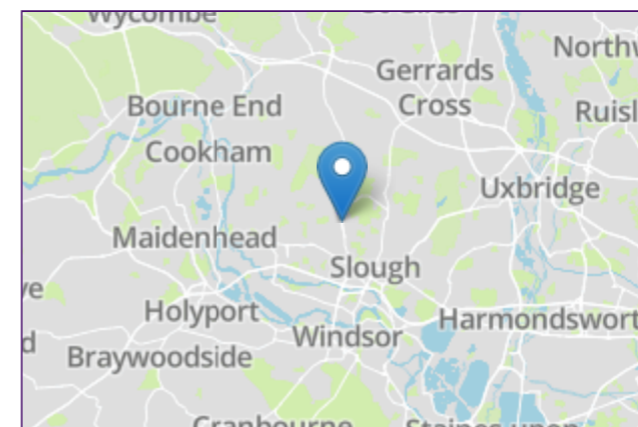
Floor Plan



Oakwood Estates

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		
(81-91)	B		88
(69-80)	C	74	
(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			

Location

Westfield Road is conveniently situated in the town of Slough and with access to Burnham & Slough train station which is located within walking distance of the property. Everyday amenities can be found at The Town Centre, Windsor, and Burnham, with more comprehensive facilities available in Beaconsfield and Maidenhead. The National Trust property, Cliveden House, also located in Taplow has over 300 acres of woodlands and gardens leading down to the River Thames.

Communication links in the area are excellent with rail connections to London (Paddington) from Slough. The area also benefits from Crossrail (Elizabeth Line) which is now up and running, giving direct and fast journey times from Slough station to London's West End, City and Canary Wharf. The M40 and M4 motorways are within reach and provide access to the M25 and Heathrow.

Transport Links

Nearest stations:
Burnham (1.4 miles) Elizabeth Line
Slough (1.1 miles) Elizabeth Line
Windsor & Eton Riverside (3.6 miles) South Western Railway

The M40 (Junction 2) can be joined at Beaconsfield linking with the M25. The M4 (Junction 6 & 7) also provides access to the M25 and the national road network giving access to London, Heathrow, Reading and the west. There is a mainline railway station in Slough (Queen Elizabeth Line) offering services to Central London and Reading. A direct line to London Waterloo runs from Datchet station. From Beaconsfield there is a service to Marylebone.

Schools

Primary Schools:

St Anthony's Catholic School
0.1 miles away State school

Claycots Primary School
0.2 miles away State school

St May's Church Of England Primary School
0.5 miles away State school

Penn Wood Primary School
0.5 miles away State school

Secondary Schools:
Herschel Grammar School
0.8 miles away State school

Baylis Court High School
0.6 miles away State school

The Westgate School Grammar School
1.2 mile away Grammar school

Council Tax

Band D