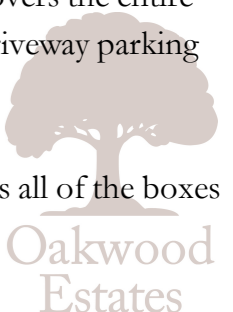


This perfect **FIRST TIME PURCHASE** offers all that you can possibly need from your first home. The location is fantastic as you are situated on a sought after residential cul-de-sac close to Cippenham Village. The main ASDA superstore plus all other local amenities are a short walk away from your front door. Further benefitting the area are the **OUTSTANDING** local school catchments for schools such as The Westgate School, which is easily accessible from your home.

Internally the house is set up perfectly for the next family to make their home. The overall condition is simply amazing and the property has been maintained to a very high order throughout. The accommodation is spread across **TWO** floors with the ground floor providing access to the spacious family lounge area and the **STUNNING** kitchen/dining room. The first floor of the property is home to **BOTH** double bedrooms and the modern family bathroom.

To the rear of the property you we have a larger than average private rear garden which covers the entire width of the house and garage combined. At the front of the property there is allocated driveway parking which leads up to the garage.

For all looking to buy their first home this **SEMI-DETACHED FREEHOLD** property ticks all of the boxes required.



## Property Information

-  TWO BEDROOMS
-  PRIVATE AND ENCLOSED REAR GARDEN
-  SOUGHT AFTER RESIDENTIAL AREA
-  IMMACULATE CONDITION THROUGHOUT
-  GARAGE & DRIVEWAY PARKING
-  0.5 MILES TO THE WESTGATE SCHOOL
-  FREEHOLD
-  RENOVATED KITCHEN/DINER

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

### Transport Links

#### NEAREST STATIONS:

- Burnham (1.6 miles)
- Slough (1.4 miles)
- Windsor & Eton Riverside (1.6 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. British Rail connections to Paddington are available from Burnham and Maidenhead. A direct line into London Waterloo is available via 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.

Asda Superstore is located on your door step as well as The Bishop Centre that is close by with a wide range of lifestyle retail stores. Sainsbury's, Waitrose and Tesco all have stores within 3 miles 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:

- Montem Academy - 0.2 Miles  
State School
- Western House Academy - 0.8 Miles  
State School
- Eton Wick CofE First School - 0.8 Miles  
State School

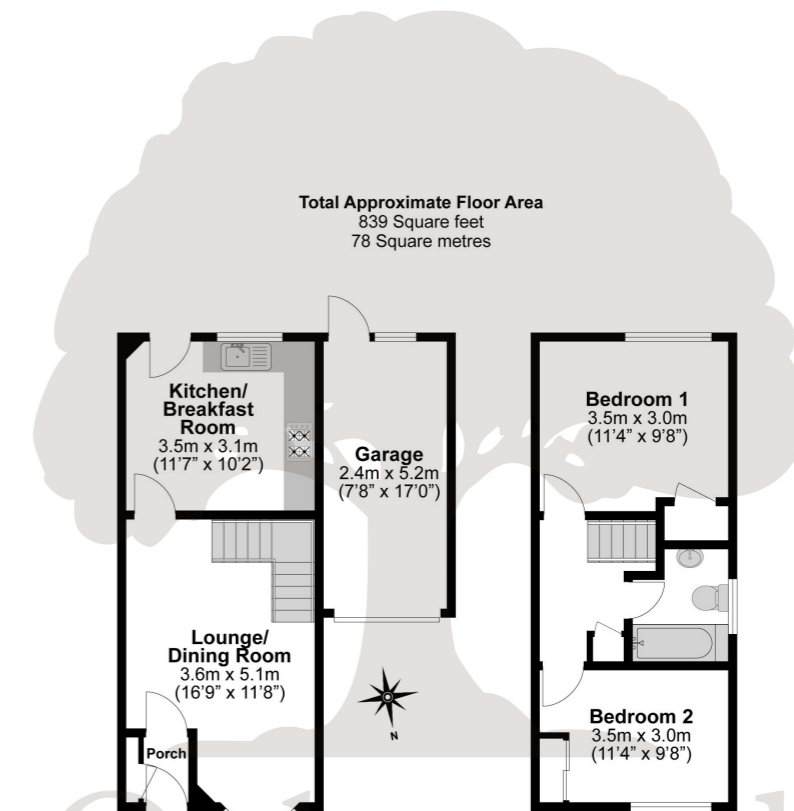
#### SECONDARY SCHOOLS:

- The Westgate School - 0.6 Miles  
State School
- Eden Girl's School - 0.5 Miles  
State School
- Herschel Grammar School - 1.0 Miles  
State School

### Council Tax

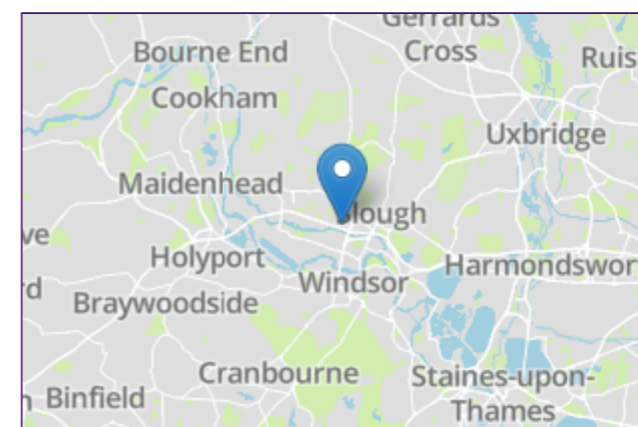
Band D

## 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		
(81-91)	B		88
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	