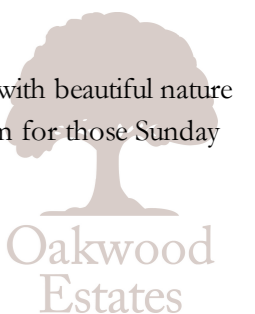


Olive Tree Cottage is situated perfectly for commuters and families of all ages with everything that you could possibly need on your doorstep. The transport links are excellent with M4 junction 7 & Taplow train station (Elizabeth Line) located under half a mile away and provides a direct line into Canary Wharf. Further benefitting the area are the fantastic local school catchments with Lent Rise Primary School and Burnham Grammar School both a short walk away. The Bishop's Centre shopping facility is also only a stone's throw away and provides all your local amenities plus a selection of lovely restaurants.

This truly stunning FREEHOLD property is quite spectacular inside with absolutely no work required at all. The home is spread across THREE floors with the ground floor playing home to the downstairs WC and amazing open plan living/kitchen/Diner. The ground floor has large patio doors as well as several double glazed windows ensuring that you are completely flooded in natural light throughout. The first floor provides access to three bedrooms and the family bathroom. The final and top floor is where you'll find the huge master bedroom with en suite bathroom.

Outside space is offered via a private and enclosed rear garden which is south facing and beautifully landscaped. Adjoining the side of the property is a lean to which is perfect for storage of all garden supplies and bicycles etc. To the front of the property is private driveway parking for up to THREE cars.

As well as having excellent transport links into the City, this area has even more to offer to young families with beautiful nature reserves such as Burnham Beeches and Cliveden Nation Park all within easy access and provide the dream for those Sunday family walks.



## Property Information

-  STUNNING CONDITION THROUGHOUT
-  TAPLOW STATION 0.4 MILES AWAY
-  DRIVEWAY PARKING
-  LENT RISE SCHOOL CATCHMENT
-  FOUR BEDROOMS
-  LESS THAN 10 YEARS OLD
-  FREEHOLD
-  TWO BATHROOMS
-  BURNHAM GRAMMAR SCHOOL LESS THAN 1 MILE AWAY

					
x4	x2	x2	x3	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

### Transport Links

#### NEAREST STATIONS:

Taplow (0.4 miles)  
Burnham (1.4 miles)  
Maidenhead (2.4 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 to be served by Crossrail 'The Elizabeth Line' will travel through London connecting Reading in the west and to Shenfield in the east meaning the heart of the West End (Bond Street) will be 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 a close proximity.

### Local Schools

#### PRIMARY SCHOOLS:

Lent Rise School  
0.4 miles away State school

Priory School  
1.2 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  
0.8 miles away State school

SECONDARY SCHOOLS:  
Burnham Grammar School  
1.0 miles away State school

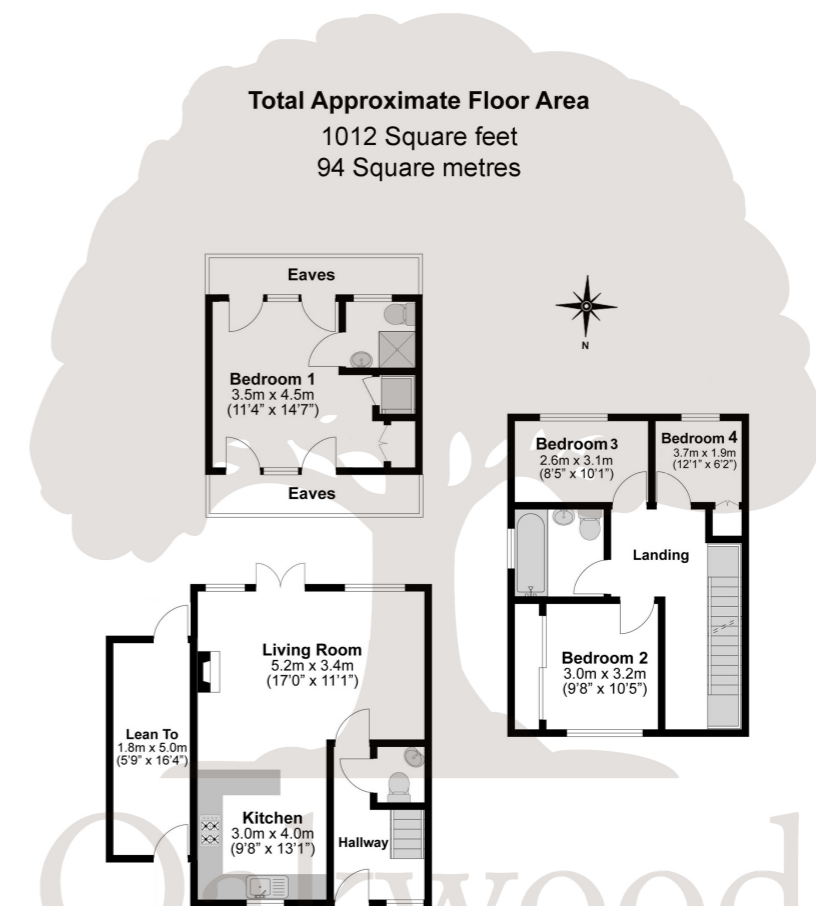
Haybrook College  
1.0 miles away State school

Al-Madani Independent Grammar School  
1.4 miles away Independent school

### Council Tax

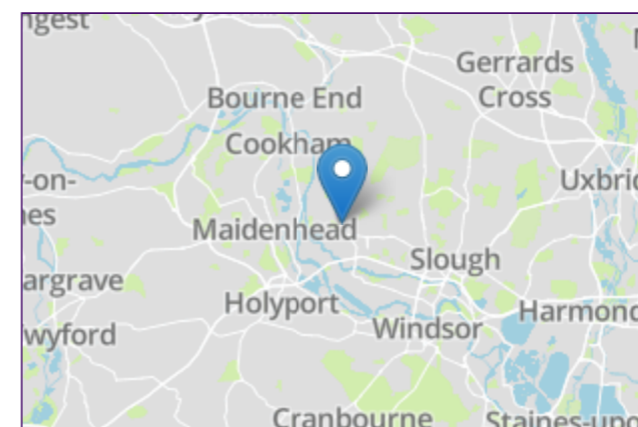
Band D

## 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	79	89
(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			