



Coulson Way is a highly sought after residential cul de sac. This perfect first time buy is ideal for commuters and young families alike. Taplow train station (Elizabeth Line), M4 junction 7 and the ever popular Lent Rise School are all a stone's throw away.

This delightful property is spacious and bright throughout with a modern décor. At the front of the property you will find a fully tiled bathroom with a shower over bath, sink and W.C. Opposite is a large master double bedroom. The hallway leads to the 2nd bedroom which is a modest single and two storage cupboards.

The best part of the property is a large open plan lounge kitchen which is a great space with two sets of glass doors going to the garden and terrace areas allowing in ample sun light. There is solid flooring leading through to the spacious modern kitchen. Lastly the garden is separated into two parts, the paved terrace area and the turfed area making it ideal for entertaining guests.

This home is offered to the market with NO ONWARD CHAIN, VIEWINGS ARE HIGHLY ADVISED!



Property Information

-  GROUND FLOOR MAISONETTE
-  TWO BEDROOMS
-  PRIVATE GARDEN WITH TERRACE
-  LESS THAN 1 MILE TO TAPLOW TRAIN STATION
-  SHARE OF FREEHOLD
-  SPACIOUS WITH MODERN FEATURES
-  OPEN PLAN LIVING SPACE
-  LENT RISE SCHOOL CATCHMENT
-  NO ONWARD CHAIN

| | | | | | |
|--|---|---|---|---|---|
|  |  |  |  |  |  |
| x2 | x1 | x1 | 0 | Y | N |
| Bedrooms | Reception Rooms | Bathrooms | Parking Spaces | Garden | Garage |

Transport Links

Taplow (0.8 Miles)
Burnham (1.0 Miles)
Maidenhead (2.6 Miles)

All of these lines are on the Crossrail terminal which will take trains into Bond Street within 34 Minutes. The M4 (jct 7) is approximately 1.5 miles distant, as is the M40 (jct 2) and these in turn provide access to the M25, M3 and Heathrow Airport. British Rail connections

Bus stops are within walking distance off the Eastfield road leading into Burnham and Slough.

Lease Information

We understand from the vendor that the property is held on a share of freehold with a 125 year lease from 1999. The ground rent is £10 per annum with a service charge of £74.64 per month.

Location

Burnham Village offers good local shopping facilities and the larger centres of Windsor, Maidenhead, Beaconsfield and High Wycombe are within easy reach and offer more extensive facilities. The surrounding area provides excellent schooling for children of all ages both in the private and state sector, the state sector still being run on the popular grammar school system. Sporting/leisure facilities abound in the area with many notable golf courses, riding and walking in Burnham Beeches. Cliveden the famous National Trust property is nearby and there are numerous sports clubs including tennis, rugby and football, various fitness centres and racing at Ascot and Windsor. The River Thames is within easy reach, being about three miles away.

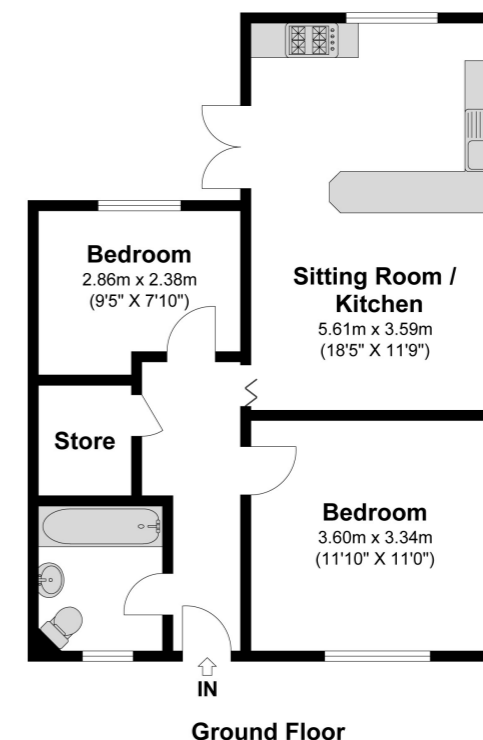
Council Tax

Band C

Floor Plan

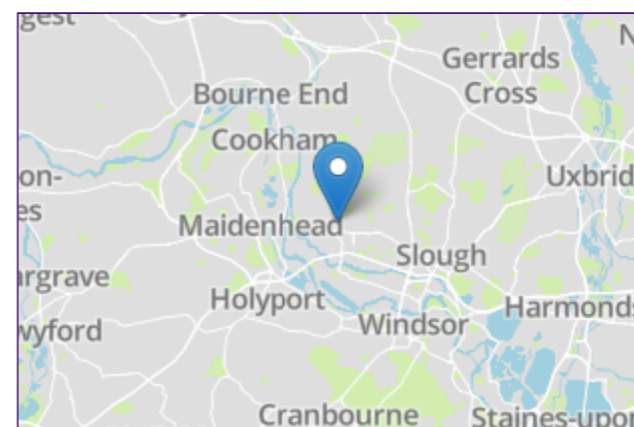


Coulson Way
Approximate Floor Area
564.13 Square feet 52.41 Square metres



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 | | |
| (69-80) | C | 76 | 77 |
| (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 | | | |