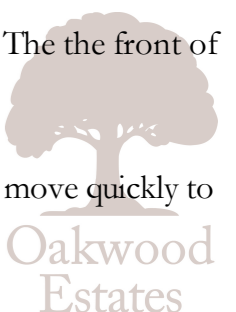


Mathecombe Road is a sought after residential area situated within a modern development in Cippenham. Located a short walk to Asda superstore plus excellent local amenities. The surrounding area is popular with families of all ages due to excellent local schools such as The Westgate School being located within walking distance.

This stunning SEMI-DETACHED home is spread across THREE floors and provides ample space for your entire family. On the ground floor there is a huge open plan lounge and dining area. A stunning newly fitted kitchen with several integrated appliances and a downstairs WC complete the ground floor. On the first floor you will find THREE bedrooms one with an en suite bathroom plus a separate family bathroom. The top floor in the home is where the HUGE master bedroom is located. This bedroom comes in at 19FT and also benefits from an en suite bathroom and dressing room. The property has been updated and maintained perfectly and is offered in excellent condition with no work required to move in.

Externally a private & enclosed rear garden, garage and driveway parking are also included. The the front of this home there are lovely views overlooking a green park space.

This FREEHOLD property is offered to the market with NO ONWARD CHAIN and can move quickly to your timescales.

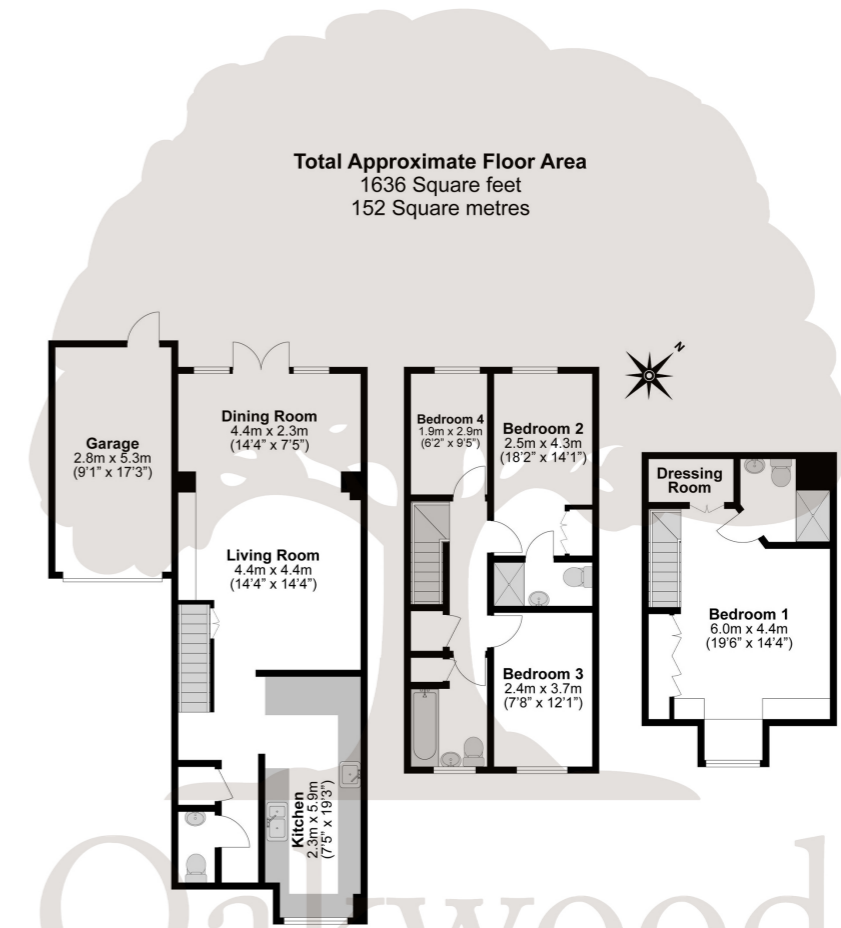


Property Information

-  **FOUR BEDROOMS**
-  **GARAGE & DRIVEWAY PARKING**
-  **EXCELLENT CONDITION THROUGHOUT**
-  **BEAUTIFUL VIEWS**
-  **19 FT MASTER BEDROOM WITH EN SUITE**
-  **FREEHOLD**
-  **THREE BATHROOMS**
-  **NO ONWARD CHAIN**
-  **MODERN DEVELOPMENT**
-  **OPEN PLAN KITCHEN / LIVING AREA**

					
x4	x1	x3	x2	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

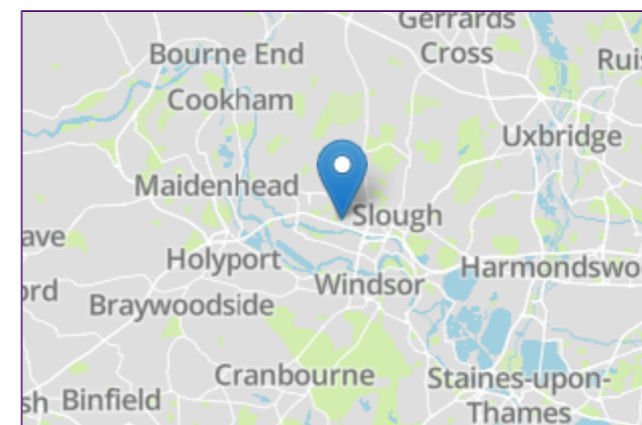
Floor Plan



Illustrations are for identification purposes only, measurements are approximate, not to scale.

Oakwood Estates

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	75	85
(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	

Transport Links

NEAREST STATIONS:
 Burnham (1.2 miles)
 Slough (1.8 miles)
 Windsor & Eton Riverside (1.9 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. The Elizabeth Line runs from Burnham & Slough stations and provide links into Central London. A direct line to London Waterloo is available from 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.

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 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:
 Western House Academy
 0.4 miles away State school

Montem Academy
 0.6 miles away State school

Cippenham School
 0.9 miles away State school

Eton Wick CofE School
 0.9 miles away State school

Phoenix Infant Academy
 1.4 miles away State school

SECONDARY SCHOOLS:
 The Westgate School
 0.4 miles away State school

Haybrook College
 1.4 miles away State school

Al-Madani Independent Grammar School
 1.2 miles away Independent school

Herschel Grammar School
 1.2 miles away State school

Council Tax

Band E