

This extended three double bedroom end of terrace family home is nicely positioned bordering onto the 'Kennedy Park Recreation Ground' and is offered to the market as recently renovated.

The ground floor features a 22ft living/dining room with a bay window and French doors onto the rear garden. There is also a 12ft refitted kitchen which was extended and refurbished just a few years ago. It features a fitted gas hob and integrated fridge-freezer, ensuring a sleek and functional space for cooking. Adjacent to the kitchen is a convenient utility room, complete with fitted washing machine and dryer, offering additional storage and practicality. There is also a downstairs cloakroom and entrance hall.

To the first floor there are three double-sized bedrooms and a three piece family bathroom, fully tiled, and featuring a shower-over-bath.

Externally, the rear garden is mainly laid to lawn with a patio area ideal for summer entertaining. The garden includes a timber shed and rear access. To the front there is off street parking for up to four cars.

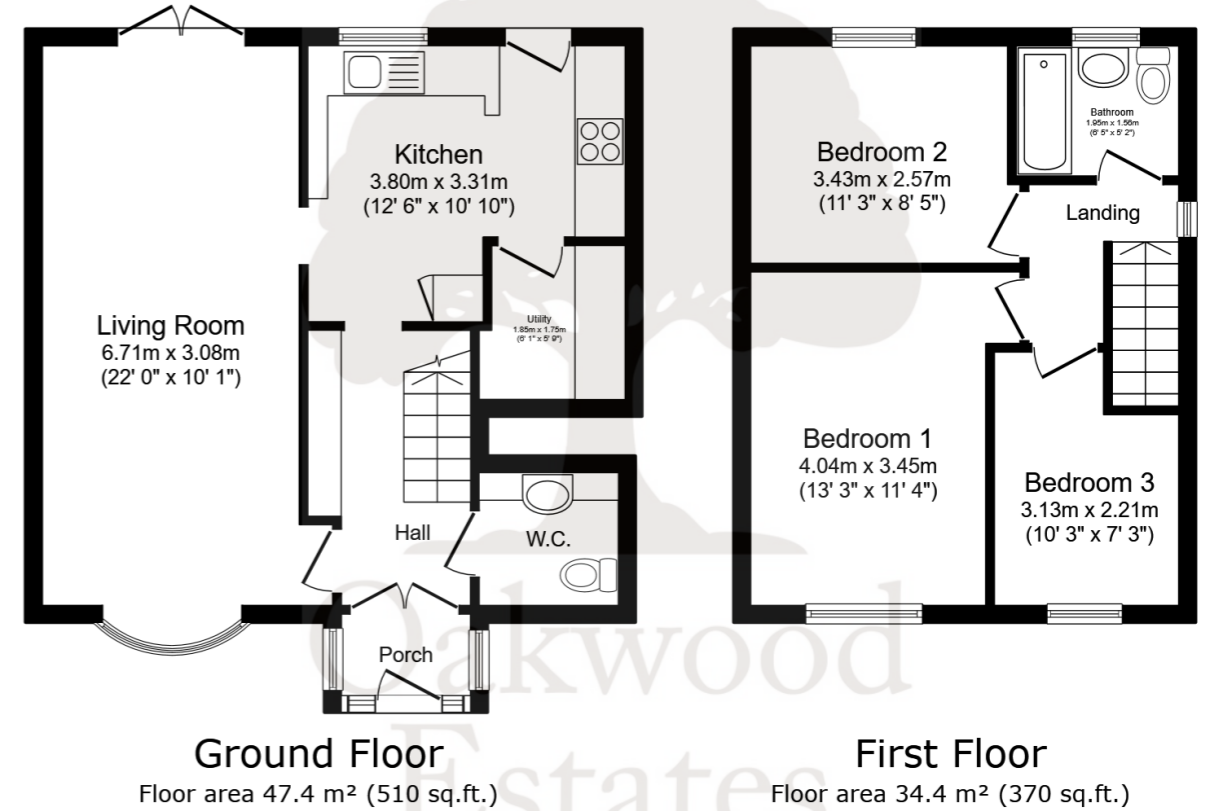
This property is an excellent first time purchase/family home due to its splendid condition and convenient location - Claycoys Primary School, Beechwood School, and Arbour Vale School are all within convenient walking distance, making it an ideal choice.

Property Information

-  EXTENDED THREE DOUBLE BEDROOM
-  BACKING ONTO RECREATION GROUND
-  REFITTED 12FT KITCHEN
-  DOWNSTAIRS CLOAKROOM
-  PARKING FOR 4 CARS
-  RECENTLY RENOVATED
-  22FT LIVING ROOM
-  UTILITY ROOM
-  RECENTLY INSTALLED BOILER (2023)
-  NEARBY TO A RANGE OF AMENITIES/SCHOOLS

					
x3	x1	x1	x4	N	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



TOTAL: 81.8 m² (881 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.



External

Every window in the home offers scenic views of the surrounding recreation ground, creating a sense of tranquillity throughout. Externally, the property benefits from a lovely rear garden, ideal for outdoor gatherings or quiet evenings. The garden has side access.

Transport Links

Nearest stations:

Burnham (1.1 miles)

Taplow (1.9 miles)

Slough (2.7 miles)

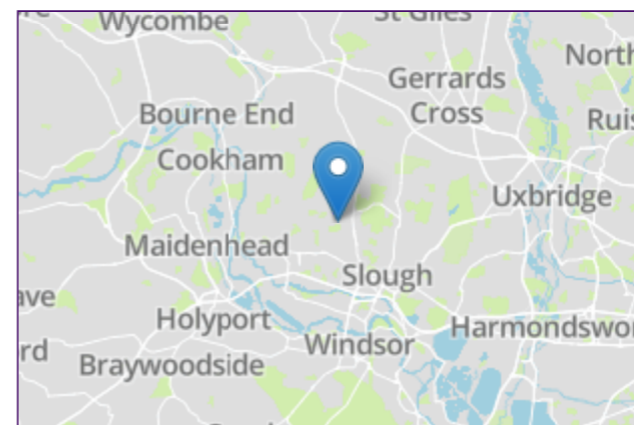
The M4 (jct 7) is approximately 3 miles distant, as is the M40 (jct 2) and these in turn provide access to the M25, M3 and Heathrow Airport. British Rail connections to Paddington are available from Burnham and Maidenhead.

Location

The property's location adds to its allure, with several well-regarded schools in close proximity. Claycoys Primary School, Beechwood School, and Arbour Vale School are all within convenient walking distance, making it an ideal choice for families. Commuters will appreciate the ease of access to the Burnham and Slough stations, offering the swift Elizabeth Line service for a seamless 20-minute journey into the heart of London. Nearby amenities include local shops, ensuring convenience at every turn, and the presence of local play parks enhances the family-friendly ambiance of the area.

Council Tax

Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	67	
(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	