



This two/three bedroom semi-detached house is situated on a quiet cul-de-sac within the popular Windsor Meadows development and is offered to the market as recently renovated.

The ground floor features a 17ft lounge/diner with French doors onto the rear garden, a 13ft playroom/bedroom three with a tall ceiling and large velux window, a modern fitted kitchen, a downstairs cloakroom and porch entrance.

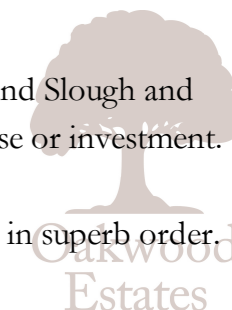
To the first floor, there are two double-sized bedrooms and a refitted three piece family bathroom.

Externally, the south-facing rear garden has been landscaped to include synthetic grass. There is a patio area ideal for summer entertaining and a timber framed veranda providing essential cover for all BBQS!











To the front of house there is a driveway with parking for two cars.

This property provides excellent commuter options with access to the M4 motorway and Slough and Burnham mainline train stations (Queen Elizabeth Line) and is an ideal first time purchase or investment.

The property is an excellent first time purchase/family home and comes onto the market in superb order.



## Property Information

-  TWO/THREE BEDROOM SEMI-DETACHED HOUSE
-  QUIET CUL DE SAC LOCATION
-  13FT PLAYROOM/BEDROOM 3
-  DOWNSTAIRS CLOAKROOM
-  SOUTH-FACING LANDSCAPED GARDEN
-  RECENTLY RENOVATED
-  17FT LOUNGE/DINER
-  MODERN FITTED KITCHEN
-  REFITTED BATHROOM
-  PARKING FOR 2 CARS

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

### Location

Slough 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.

### Transport Links

Nearest stations:  
 Slough (1.3 mi)  
 Windsor & Eton Riverside (1.6 mi)  
 Burnham (1.6 mi)

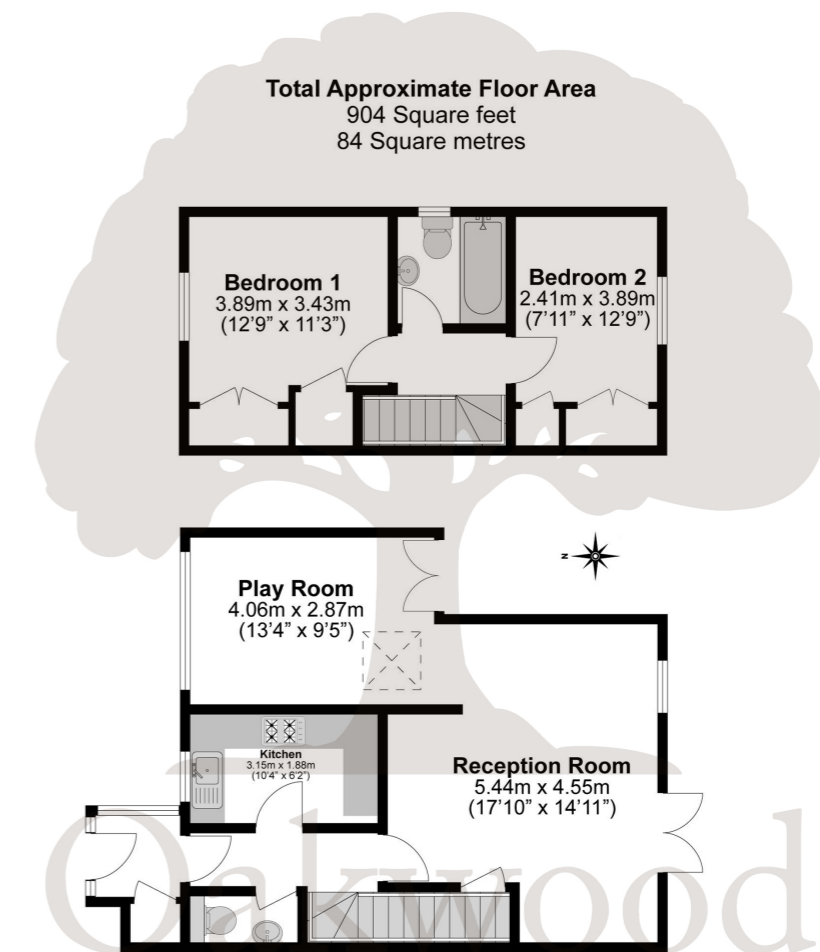
### Council Tax

Band D

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.

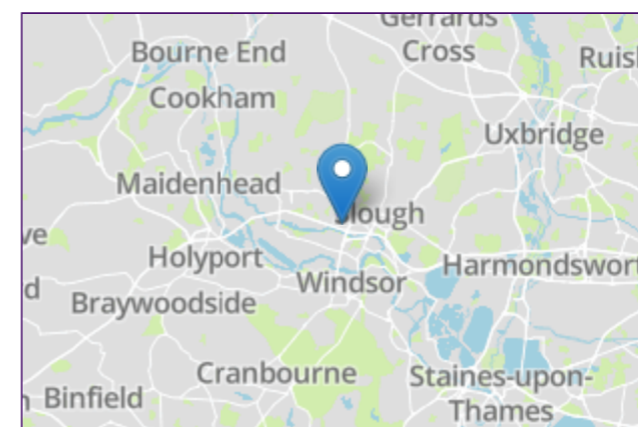
Water dominates the area, the River Thames at Maidenhead is picturesque and attractive to walk along or a magnet for water sports - rowers, barges and pleasure boats. The Thames Maidenhead Rowing Club has its base nearby and the purpose-built rowing venue at Dorney Lake

## 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		85
(69-80)	C		69
(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			