

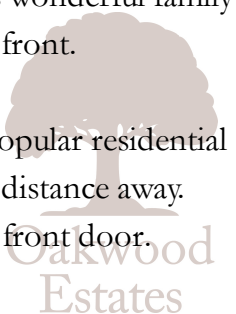


This EXTENDED SEMI - DETACHED family home is the perfect first time purchase for young families looking to capitalise on the excellent local school catchments. The property itself has been impeccably maintained throughout and is ready for the next owners to move straight in without any work required at all.

Internally this home comprises of a larger than average downstairs due to an extension to the side to create additional kitchen space/utility room. The remainder of the ground floor consists of a separate modern kitchen, downstairs WC and a spacious lounge to the rear. The lounge is dual aspect and has both patio doors and a large window which allows this room to be completely flooded with natural light. Upstairs is home to THREE good sized double bedrooms and a family bathroom.

A private and enclosed garden is included to the rear. This garden has a lovely patio area perfect for a BBQ space plus artificial grass, there is a gate allowing for side access into the property. To the rear of the garden is a separate outbuilding which has been fully converted into a home office/guest bedroom. This wonderful family home also includes a garage with lighting and power and driveway parking to the front.

Wavell Gardens is located on a quiet cul de sac close to Burnham Village. This location is a popular residential area and attracts families of all ages due to the fantastic local schools which are all a short distance away. Burnham Grammar School and Lynch Hill School are both less than 1 mile from your front door.





Property Information

-  SEMI DETACHED FAMILY HOME
-  FULLY FUNCTIONAL OUTBUILDING
-  GARAGE
-  PRIVATE ENCLOSED REAR GARDEN
-  EXTENDED
-  FREEHOLD
-  DRIVEWAY PARKING FOR 3 CARS
-  0.4 MILES TO BURNHAM GRAMMAR SCHOOL



x3

Bedrooms



x1

Reception Rooms



x2

Bathrooms



x3

Parking Spaces



Y

Garden



Y

Garage

Transport Links

Nearest stations:

- Burnham (1.0 miles)
- Taplow (2.3 miles)
- Slough (2.5 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. A direct line into London Waterloo is available via Windsor & Eton Riverside station.

Location

Slough offers a good range of shops for day-to-day needs while further more shopping facilities can be found in nearby Maidenhead, Windsor and Beaconsfield. An abundance of sporting facilities in the area including Cliveden Reach which is regarded as one of the most beautiful stretches of the River Thames for boating and fishing. In addition to Nashdom's own parkland there are many attractive walks in the grounds of Cliveden and at Burnham Beeches.

Schools

PRIMARY SCHOOLS:

- Lynch Hill School Primary Academy
- 0.2 miles away State school

- Priory School
- 0.7 miles away State school

- Our Lady of Peace Catholic Primary and Nursery School
- 0.7 miles away State school

- Claycots School
- 0.8 miles away State school

- St Peter's Church of England Primary School
- 0.9 miles away State school

SECONDARY SCHOOLS:

- Burnham Grammar School
- 0.4 miles away State school

- Haybrook College
- 0.6 miles away State school

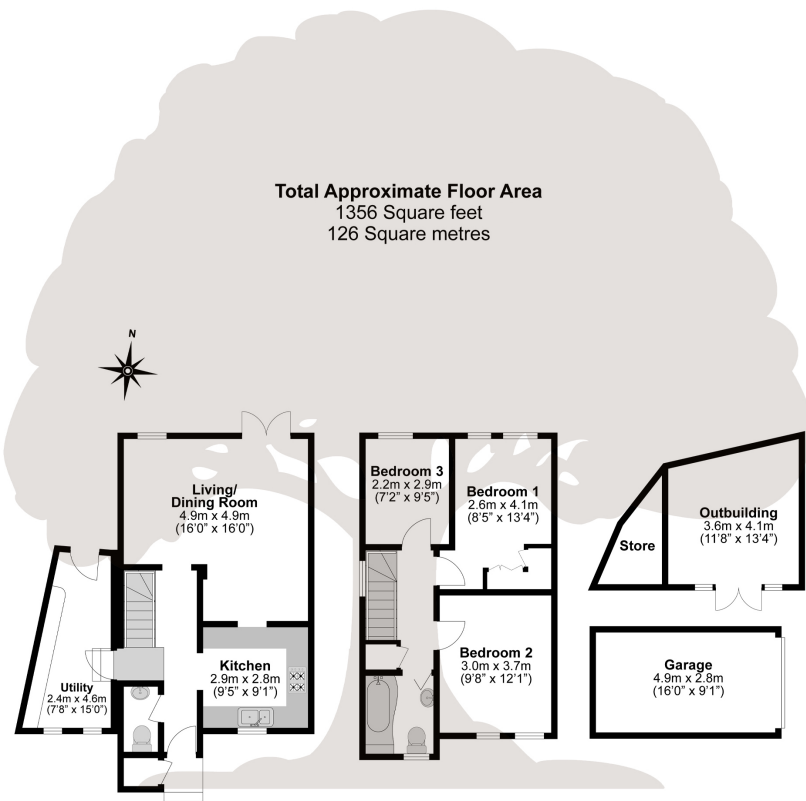
- Al-Madani Independent Grammar School
- 0.9 miles away Independent school

- Beechwood School
- 0.9 miles away State school

Council Tax

Band C

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.

