

This four bedroom detached family home is situated within a popular residential area nearby to a range of excellent schools, transport links and amenities. The ground floor features an 18ft sitting/dining room with French doors onto the rear garden, a fitted kitchen and a downstairs cloakroom. To the first floor there are four well-sized bedrooms and a three piece family bathroom with the master bedroom benefiting from an ensuite shower room. Externally the rear garden is mainly laid to lawn with a large decked area ideal for summer dining. To the front there is off street parking for two cars in addition to a 17ft garage. The property benefits from gas central heating and double glazing throughout. This house is an excellent family purchase due to its spacious and adaptable living arrangements and comes onto the market with no onward chain allowing for the possibility of a quick sale.

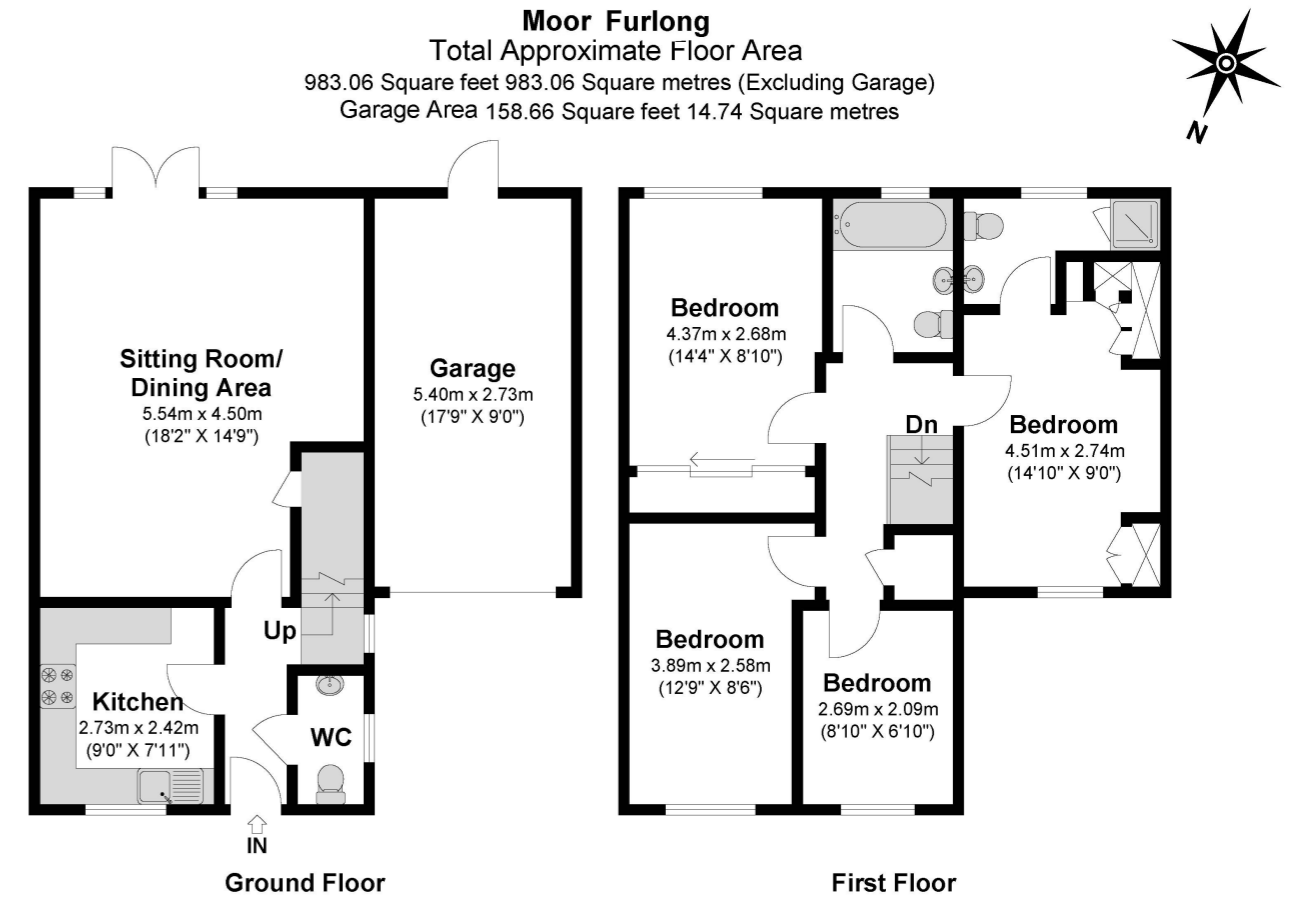


Property Information

Floor Plan

-  OPEN DAY - SATURDAY 27 JANUARY (12PM-2.00PM)
-  NEARBY TO EXCELLENT SCHOOLS/TRANSPORT LINKS
-  1 BATHROOM & 1 ENSUITE
-  MASTER BEDROOM ENSUITE
-  17FT GARAGE
-  NO CHAIN
-  FOUR BEDROOM DETACHED FAMILY HOME
-  18FT SITTING/DINING ROOM
-  DOWNSTAIRS CLOAKROOM
-  PARKING FOR 2 CARS
-  PRIVATE GARDEN WITH DECKING

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



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.

External

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Transport Links

Nearest stations:
Burnham (0.9 mi)
Taplow (1.9 mi)
Slough (2.2 mi)

Conveniently located on the Cedar Park Development 1.0 mile to the M4 Junction 7, which offers easy access into London, Heathrow Airport, Slough Town Centre, Maidenhead, Reading and High Wycombe. Cippenham Village boasts a wealth of Shops and Retail Parks including Asda Supermarket, Marks & Spencer Supermarket, Next, Argos, B&Q Superstore, Boots Superstore and Mothercare .

Schools

PRIMARY SCHOOLS:
Western House Academy
0.1 miles away State school

Cippenham Infant School
0.5 miles away State school

Cippenham Primary School
0.5 miles away State school

Eton Dorney Independent Therapeutic School
1 mile away Independent school

SECONDARY SCHOOLS:
The Westgate School
0.7 miles away State school

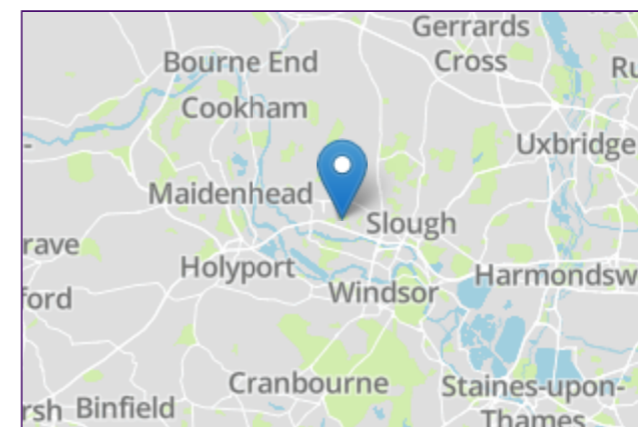
Huntercombe Hospital School Maidenhead
0.8 miles away Independent school

Eton Dorney Independent Therapeutic School
1 mile away Independent school

Eden Girls' School, Slough
1 mile away State school

Council Tax

Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(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	