



This three bedroom Victorian detached family home is located on a popular road within a short walk of Taplow Station (Cross Rail) and a range of amenities. The property offers an abundance of character with its original wood flooring, sash windows and log burner fireplace.

The ground floor features two reception rooms with the inclusion of a 13ft bay fronted sitting room with a wood burner and an 11ft dining room with wood flooring. There is also a 14ft fitted kitchen with underfloor heating and a Range Cooker, a 12ft conservatory with two skylights (also with underfloor heating) and an entrance hall.

To the first floor there are three well-proportioned bedrooms and a three piece family bathroom. The property opens itself up for the potential for a rear extension and/or loft conversion (stp) like similar houses on the road.

Externally the large south-facing garden is mainly laid to lawn with a large patio area ideal for summer dining and incorporating a summerhouse which is fitted with electrics and could be adapted for use as a gym or home office.

To the front there is parking for two cars in addition to a 19ft garage.

The house is an ideal family purchase due to its generous size and convenient location and would be suited to anyone looking for a property with original features.



Property Information

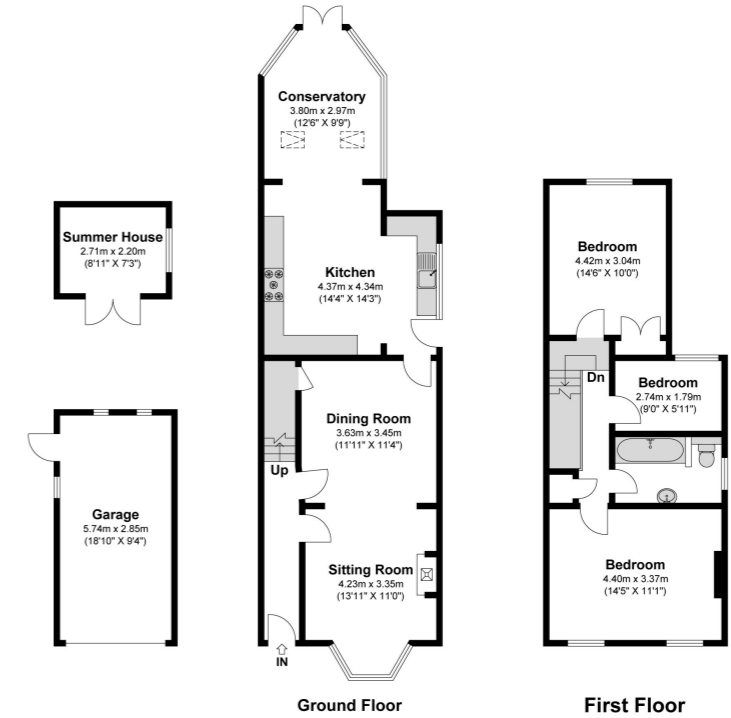
-  THREE BEDROOM VICTORIAN DETACHED HOME
-  CHARACTER FEATURES
-  13FT SITTING ROOM WITH WOOD BURNER
-  14FT KITCHEN WITH UNDERFLOOR HEATING
-  LARGE SOUTH-FACING GARDEN WITH SUMMERHOUSE
-  SHORT WALK TO TAPLOW STATION (CROSS RAIL)
-  POTENTIAL TO EXTEND ONTO REAR/INTO LOFT (STP)
-  11FT DINING ROOM WITH WOOD FLOORING
-  12FT CONSERVATORY
-  18FT GARAGE

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

Floor Plan



Eastfield Road
 Approximate Floor Area
 1148.84 Square feet 106.73 Square metres (Excluding Garage & Summer House)
 Garage Area 176.09 Square feet 16.36 Square metres
 Summer House Area 64.15 Square feet 5.96 Square metres
 Total Area 1389.08 Square feet 129.05 Square metres (Including Garage & Summer House)



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

The large south-facing garden is mainly laid to lawn with a large patio area ideal for summer dining and incorporating a summerhouse whilst there is parking for two cars in addition to a 19ft garage.

Adaptions

- The property opens itself up for the potential for a rear extension and/or loft conversion (stp) like similar houses on the road.
- The property benefits from recently installed radiators
- There is a HIVE thermostat
- The conservatory roof has been fully insulated
- The summerhouse is fitted with artificial grass (could be adapted for use as a home office or gym)

Transport Links

Nearest stations:
 Taplow (0.4 miles)
 Burnham (1.1 miles)
 Maidenhead (2.2 miles)

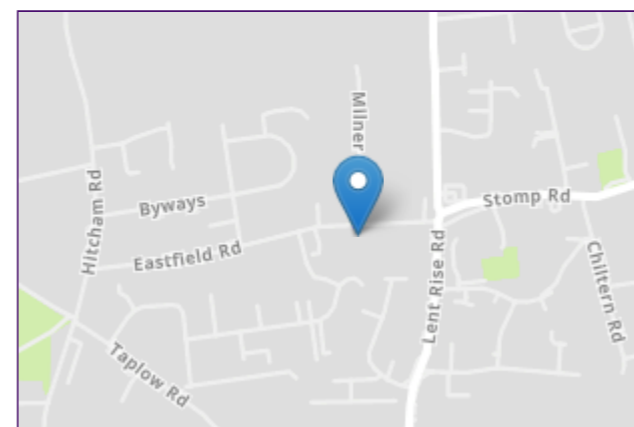
The M40 (Junction 2) can be joined at Beaconsfield linking with the M25. The M4 (Junction 7) also provides access to the M25 and the national road network giving access to London, Heathrow and the west. There is a mainline railway station in Taplow (Queen Elizabeth Line) offering services to Central London and from Beaconsfield there is a service to Marylebone.

Education/Leisure

Across the road there is a local supermarket whilst the property is within walking distance of Tesco superstore and a variety of restaurants located within the Bishops Centre. The surrounding area provides excellent schooling for children of all ages both in the private and state sector, the state sector still being run on the popular grammar school system. Sporting/leisure facilities abound in the area with many notable golf courses, riding and walking in Burnham Beeches. Cliveden the famous National Trust property is nearby and there are numerous sports clubs including tennis, rugby and football, various fitness centres and racing at Ascot and Windsor. The River Thames is within easy reach, being about three miles away.

Council Tax

Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		54
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	