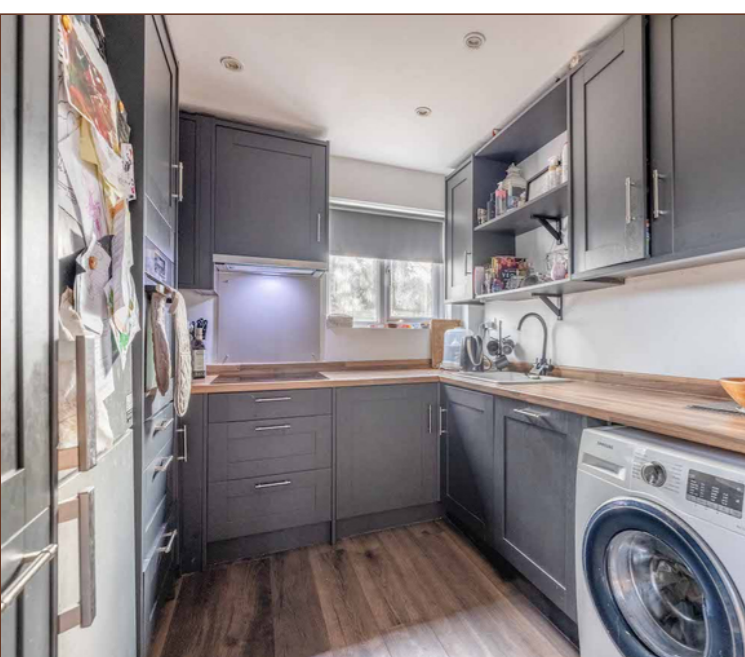




A fantastic opportunity to purchase your next home in a highly sought after residential area of Cippenham village. This fantastic location is popular with young families, commuters and many FIRST TIME BUYERS, mainly due to a blend of excellent transport links and outstanding local schools all on your door step. Burnham train station (ELIZABETH LINE) and M4 jct 7 are both located under half a mile away and are easily accessible.






This lovely FREEHOLD Semi-Detached house offers everything that you would need to make this your long term family home. The property consists of newly fitted modern kitchen/diner, separate spacious lounge and downstairs WC on the ground floor. Upstairs is home to all THREE bedrooms and the family bathroom. The property is offered in good condition throughout and is ready for the next family to move straight in. **SOLD WITH NO ONWARD CHAIN!**

Driveway parking to the front of the property is included as well as a private and enclosed rear garden which is mainly laid to lawn. There is potential to extend this home further in the future stpp.

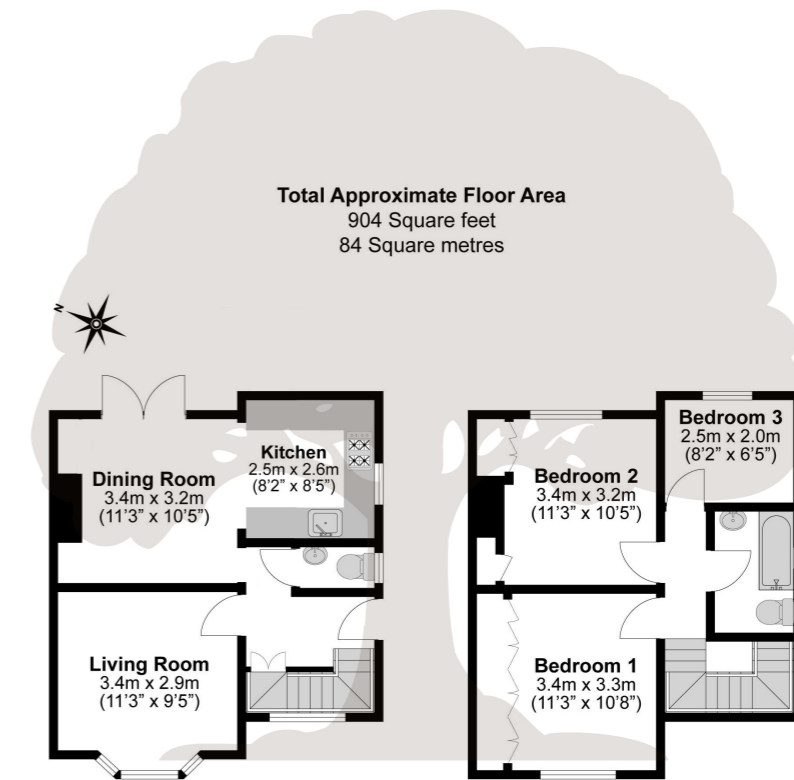


## Property Information

-  **THREE BEDROOMS**
-  **PRIVATE ENCLOSED REAR GARDEN**
-  **FREEHOLD**
-  **SOUGHT AFTER RESIDENTIAL AREA**
-  **POTENTIAL TO EXTEND STPP**
-  **BRAND NEW KITCHEN/DINER**
-  **DRIVEWAY PARKING**
-  **NO ONWARD CHAIN**
-  **0.5 MILES TO BURNHAM TRAIN STATION (ELIZABETH LINE)**

					
<b>x3</b>	<b>x1</b>	<b>x1</b>	<b>x2</b>	<b>Y</b>	<b>N</b>
<b>Bedrooms</b>	<b>Reception Rooms</b>	<b>Bathrooms</b>	<b>Parking Spaces</b>	<b>Garden</b>	<b>Garage</b>

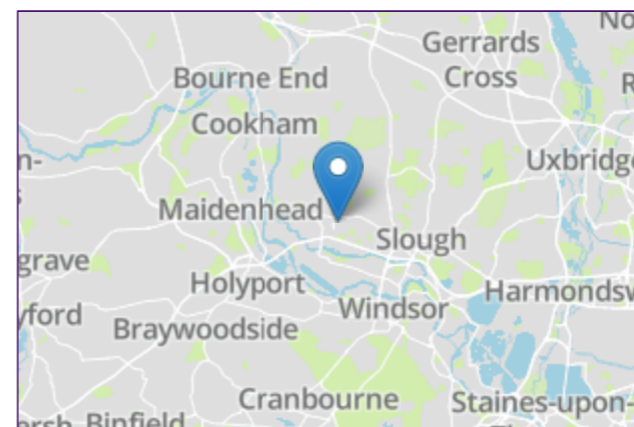
## Floor Plan



**Illustrations are for identification purposes only, measurements are approximate, not to scale.**

# Oakwood Estates

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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>81</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>58</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

### Transport Links

Nearest stations:  
Burnham (0.5 mi)  
Taplow (1.3 mi)  
Slough (2.5 mi)

Conveniently located 0.3 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 . A direct trainline to London Waterloo is available via Windsor & Eton Riverside station.

### Location

The property is perfectly situated within the catchment of popular Cippenham/Burnham/Slough schools and within a 10 minute walk to Burnham train station (Main Paddington Line and Crossrail Station - 20 minutes to London). Three major supermarkets are located within a very short proximity, local shops are a couple of minutes walk as is the Thames river, for those wishing to cycle, walk or perhaps run into Maidenhead, Dorney, Eton & Windsor centre. Junction 6 of the M4 is a 5 minute drive, providing easy access to Heathrow Airport, Central London and the M25/M40 motorway network. Windsor town centre with its high street, shops, restaurants, leisure facilities & the famous long walk is a mere 10 minute drive.

### Schools

PRIMARY SCHOOLS:

Cippenham School - 0.2 Miles Away

State School

Priory School - 0.7 Miles Away  
State School

Our Lady Of Peace Catholic School - 0.7 Miles Away  
State School

Western House Academy - 0.7 Miles Away  
State School

### SECONDARY SCHOOLS

Burnham Grammar School - 0.9 Miles Away  
State School

Al Madani Grammar School - 0.2 Miles Away  
Independent School

Haybrook College - 0.6 Miles Away  
State school

The Westgate School - 1.1 Miles Away  
State School

### Council Tax

Band D