



Hill House is located on Rectory Road in the highly sought after Taplow Village. The location could not be much better with Taplow train station (Elizabeth Line) only a short walk away which makes this home perfect for commuters in to London. The location is ideal for a first time buyer looking to take advantage of the commuting links as well as the beautiful truly unique surroundings. The River Thames runs a stone's throw away from your front door plus you also have access to wonderful nature reserves such as Burnham Beeches and Cliveden.










This unique apartment is filled with character features throughout such as wonderful high ceilings, bay windows providing ample natural light and a Victorian style open fire place in the living room.

The layout of the apartment consists of a large living room which is flooded with natural light, TWO spacious bedrooms, separate family bathroom and modern kitchen. The property also has a small terrace which you can use during those summer months. Allocated parking is on offer as well as your own private entrance.

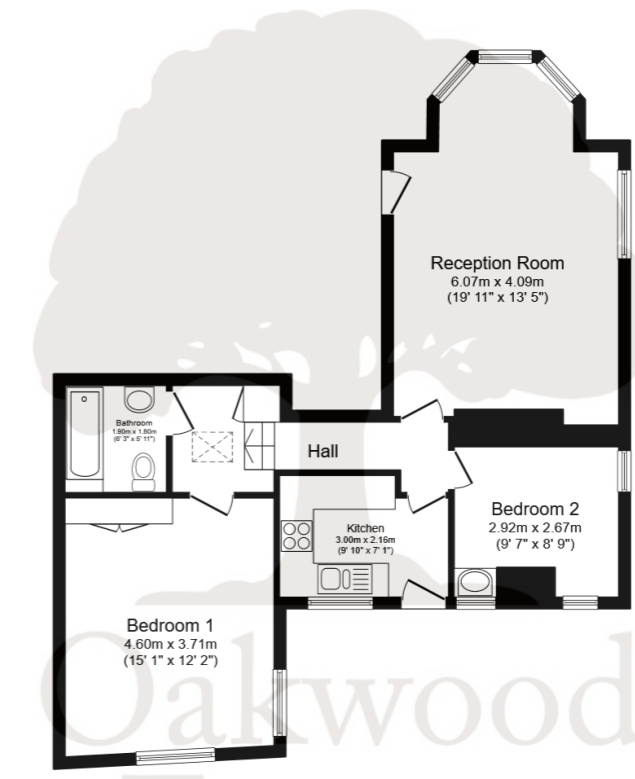
Offered to the market with NO ONWARD CHAIN.



Property Information

-  BEAUTIFUL PERIOD PROPERTY
-  ALLOCATED PARKING
-  HIGHLY SOUGHT AFTER LOCATION
-  OFFERED IN GOOD CONDITION THROUGHOUT
-  NO ONWARD CHAIN
-  CHARACTER FEATURES THROUGHOUT
-  TWO DOUBLE BEDROOMS
-  PRIVATE ENTRANCE
-  LESS THAN 1 MILE TO TAPLOW TRAIN STATION

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



Floor Plan
Floor area 65.7 m² (708 sq.ft.)

TOTAL: 65.7 m² (708 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.



Transport Links

NEAREST STATIONS:

- Taplow (0.6 miles)
- Burnham (2.1 miles)
- Maidenhead (1.7 miles)

The M4 (jct 7) is approximately 2 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 train line to London Waterloo is available from Windsor & Eton Riverside Station.

Location

Taplow Station is one of the stations to be served by Crossrail 'The Elizabeth Line' will travel through London connecting Reading in the west and to Shenfield in the east meaning the heart of the West End (Bond Street) will be just 38 minutes away. There are excellent road links providing easy access to the M4 and M25. This property is located a short walk to Taplow Station.

The Bishop Centre is close by with a wide range of lifestyle retail stores. Sainsbury's, Waitrose and Tesco all have stores within a mile 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 and Jubilee River at Maidenhead are 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 is to

the south. There are several good golf courses within a close proximity.

Schools

PRIMARY SCHOOLS:

St Nicholas Church Of England School School
0.1 miles away State school

Lent Rise School
1.0 miles away State school

Forest Bridge School
1.3 miles away State school

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

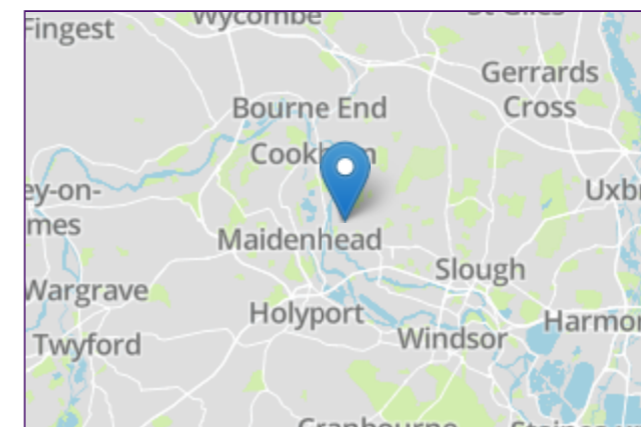
SECONDARY SCHOOLS:
Burnham Grammar School
1.5 miles away State school

Haybrook College
1.8 miles away State school

Al-Madani Independent Grammar School
1.7 miles away Independent school

Council Tax

Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	