



This is a rare opportunity to purchase your next family home in one of the most sought after local residential areas in Burnham & Taplow. Access to local amenities are fantastic with Sainsbury's supermarket on your doorstep as well as ample shops and restaurants located at the nearby Bishop's Centre. Lent Rise Road also has the benefit of having superb access to local transport links with Taplow train station (Elizabeth Line) and a number of good local schools all only a short walk away. The highly sought after Lent Rise School is only 0.3 Miles away.

The property itself has been made into the perfect family home and provides ample space for the family to grow through the years. The home is a SEMI-DETACHED FREEHOLD house which has been heavily extended to the rear to provide ample living accommodation throughout. The ground floor is home to the family lounge and the huge kitchen/diner. The modern kitchen / diner is located in the extension and is the perfect size to become the hub of the home, a downstairs shower room and separate study/home office are also located on the ground floor.












The first floor allows access to the main family bathroom and all THREE large double bedrooms. The property has been extremely well maintained and is ready for the next owners to move straight in and make this their long term family home.

There is a private and enclosed rear garden which is perfect to enjoy the summer weather in and allows access to an outbuilding. Driveway parking for several cars is also included.





Property Information

-  DRIVEWAY PARKING FOR SEVERAL CARS
-  EXCELLENT CONDITION THROUGHOUT
-  OPEN PLAN KITCHEN/DINER
-  0.8 MILES TO TAPLOW STATION (ELIZABETH LINE)
-  POPULAR RESIDENTIAL AREA
-  0.3 MILES TO LENT RISE SCHOOL
-  EXTENDED TO THE REAR
-  FREEHOLD
-  THREE DOUBLE BEDROOMS
-  EXCELLENT LOCAL SCHOOLS
-  TWO BATHROOMS



x3

Bedrooms



x2

Reception Rooms



x2

Bathrooms



x2

Parking Spaces



Y

Garden



N

Garage

Transport Links

NEAREST STATIONS:

- Taplow (0.8 miles)
- Burnham (1.3 miles)
- Maidenhead (2.6 miles)

The M4 (jct 7) is approximately 1 mile 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 served by Crossrail 'The Elizabeth Line', which travels through London, connecting Reading in the west and Shenfield in the east, meaning the heart of the West End (Bond Street) is just 38 minutes away. There are excellent road links providing easy access to the M4 and M25. This property is located less than 5 minutes 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 close proximity.

Schools

PRIMARY SCHOOLS:

- Lent Rise School
- 0.3 miles away State school

- Priory School
- 1.1 miles away State school

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

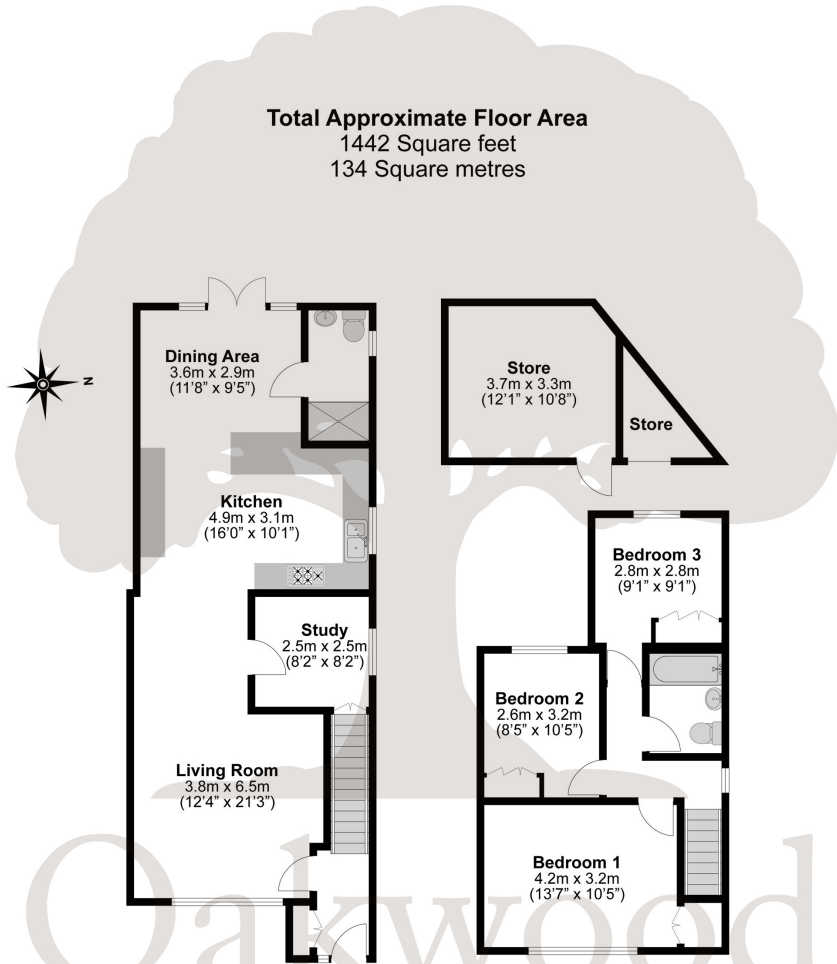
- Haybrook College
- 1.3 miles away State school

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

Council Tax

Band D

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.

