



This stunning family home comes complete with a number of fantastic unique benefits such as underfloor heating and an air conditioning unit in the master bedroom. The home is less than 10 years old and as a result still benefits from the NHBC warranty, which is valid until 2027.

Internally the home is spread across three floors and measures over 1500 sq ft. The ground floor comprises of a separate lounge & an impressive open plan kitchen/diner. The Kitchen comes with integrated Bosch appliances and large patio doors that open up into the private garden which allows the room to be flooded with natural light. The ground floor has beautiful solid oak flooring plus a downstairs WC. As we make our way up to the first floor, you are greeted with access to THREE good size bedrooms. Bedroom two includes a full en suite shower room and two of the bedrooms include fitted wardrobes. The main modern family bathroom is located on this floor. On the top floor is the spacious master bedroom which has a fitted air conditioning unit and it's own en suite shower room. This house is the epitome of modern living and requires no work at all to move in.

External space is offered via a private and enclosed rear garden which allows access to the outbuilding. The property also comes with TWO allocated parking bays.

Lent Rise Road is located just 0.8 miles to Taplow station (Elizabeth Line) and a short distance to M4 junction 7. The area is always popular with families of all ages due to some fantastic schools such as Lent Rise School & Burnham Grammar School both being located within walking distance. The home is also perfectly located to take advantage of the wonderful shopping facilities at the local Bishop's centre and Burnham High Street.

Property Information

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FOUR DOUBLE BEDROOMS
- 

OVER 1500 SQ FT
- 

LESS THAN 10 YEARS OLD
- 

AIR CONDITIONED
- 

TWO ALLOCATED PARKING BAYS
- 

THREE BATHROOMS & DOWNSTAIRS WC
- 

IMMACULATELY PRESENTED
- 

VALID NHBC WARRANTY UNTIL 2027
- 

UNDERFLOOR HEATING
- 

0.8 MILES TO TAPLOW STATION
(ELIZABETH LINE)



x4

Bedrooms



x1

Reception Rooms



x3

Bathrooms



x2

Parking Spaces



Y

Garden



N

Garage

Transport Links

NEAREST STATIONS:

- Taplow (0.8 miles)
- Burnham (1.0 miles)
- Maidenhead (2.9 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 less than 1 mile 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:

- Lent Rise School
- 0.3 miles away State school

- Priory School
- 0.9 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
- 0.5 miles away State school

SECONDARY SCHOOLS:

- Burnham Grammar School
- 0.7 miles away State school

- Haybrook College
- 1.2 miles away State school

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

Council Tax

Band E

Floor Plan

