








This three/four bedroom semi-detached family home is situated on a quiet cul-de-sac and superbly located within the catchment of a variety of exceptional schools, most within walking distance, as well as being a ten minute stroll to Burnham train station (Crossrail). The property offers flexible and spacious living accommodation stretching to 1259 sqft. The ground floor features a 21ft living/dining room, a recently refitted kitchen, a cloakroom and an entrance hall. To the first floor there are three well-sized bedrooms, as well as a recently refitted, three piece family bathroom. There is also an 18ft bonus loft room which could benefit from a dormer and ensuite (STP). Externally the rear garden is mainly laid to lawn with a patio area which is ideal for summer dining and incorporating two outbuildings, one of which benefits from electric supply. To the front there is a paved driveway with parking for up to two cars and side access. Less than five minutes drive from the property is junction 7 of the M4 motorway providing fast and easy access to Heathrow Airport (10 miles away), Central London (20 miles away) and the M25/M40 motorway network. This property is an excellent family purchase due to its generous size and convenient location. This property comes onto the market with no onward chain allowing for the possibility of a quick sale.



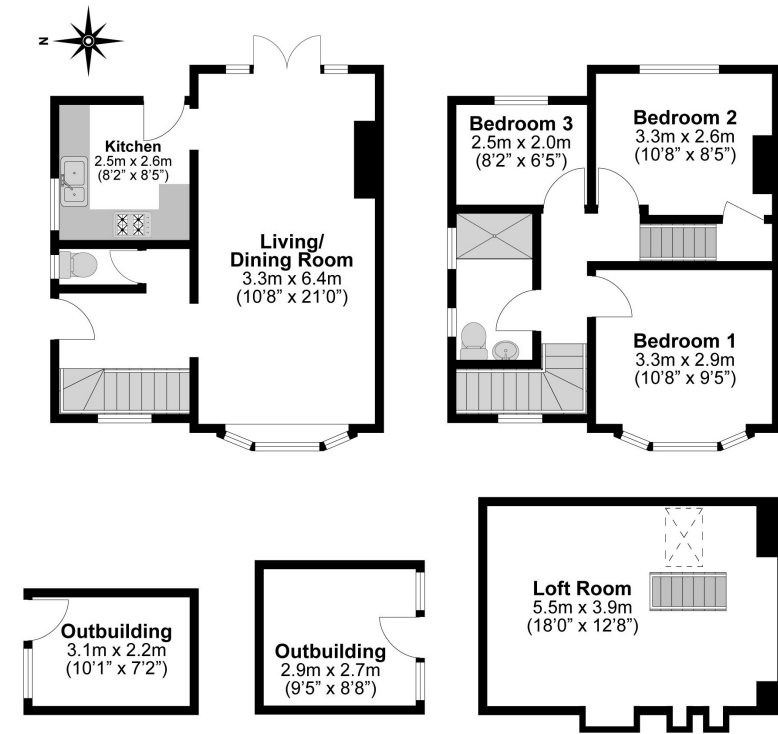


-  THREE/FOUR BEDROOM SEMI-DETACHED FAMILY HOME
-  NO CHAIN
-  QUIET CUL DE SAC LOCATION
-  BONUS 18FT LOFT ROOM
-  DOWNSTAIRS CLOAKROOM
-  TWO OUT BUILDINGS
-  FLEXIBLE AND SPACIOUS LIVING ACCOMMODATION
-  PARKING FOR 2 CARS
-  CORNER PLOT
-  RECENTLY REFITTED KITCHEN AND BATHROOM

					
x4	x3	x1	x2	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

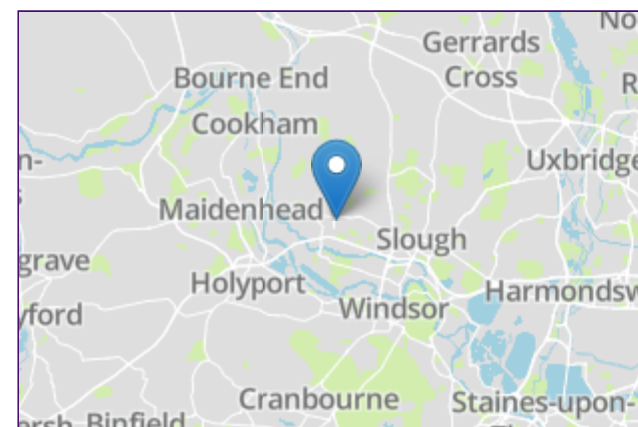


Total Approximate Floor Area  
1259 Square feet  
117 Square metres



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F	36	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

**External**

Externally the rear garden is mainly laid to lawn with a patio area which is ideal for summer dining and incorporating two outbuildings, one of which benefits from electric supply. To the front there is a paved driveway with parking for up to two cars and side access.

**Location**

The property is situated on a highly demanded road, with convenient access to highly sought-after primary/secondary/grammar schools and transport links, including Junction 6 of the M4 which is less than a 5 minute drive, providing easy access to Central London, Heathrow Airport, the M25/M40 motorway network, Maidenhead, High Wycombe and Reading. The property is conveniently located within walking distance of Burnham station (a 10 minutes walk), which currently offers a regular service to London Paddington every 30 minutes and will soon benefit from the Crossrail, which will greatly enhance commuting to London's West End and the City. Plenty of supermarkets, local shops and several retail parks with famous brand names and familiar restaurants are all just a few minutes drive away.

**Schools**

The Westgate School (1.2 Miles)  
Western House Academy (0.9 Miles)  
Eden Girls' School, Slough (1.6 Miles)  
Al-Madani Girls School (0.2 Miles)