








This lovely MID TERRACE family home is located on a very popular quiet residential cul-de-sac close to Cippenham Village. The immediate location offers access to some fantastic local schools which makes this area popular with families of all ages. Fantastic public transport links are also on offer with Burnham train station (Elizabeth Line) and M4 jct 7 both being easily accessible.

The property itself has been very well maintained and is ready for the next family to move straight in. The home comprises of a spacious family lounge/dining room and kitchen on the ground floor. The kitchen is a stunning modern space with gas hob and space for appliances. Upstairs is home to all TWO bedrooms and the modern family bathroom.

The garden is made up of a lovely low maintenance garden laid to patio. The home also includes a garage and private allocated parking.

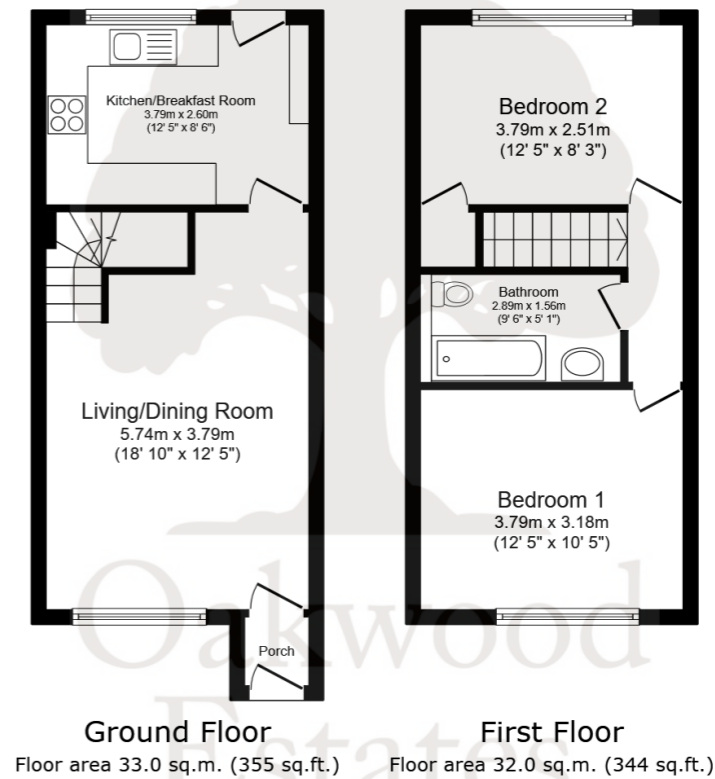


Property Information

-  TWO BEDROOMS
-  OFFERED IN GOOD CONDITION THROUGHOUT
-  FRONT & REAR GARDEN
-  1.8 MILE FROM BURNHAM GRAMMAR SCHOOL
-  CLOSE TO LOCAL AMENITIES
-  GARAGE AND ALLOCATED PARKING
-  0.2 MILES FROM WESTGATE SCHOOL

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

Floor Plan



Total floor area: 65.0 sq.m. (700 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:

- Burnham (0.9 miles)
- Slough (1.7 miles)
- Taplow (2.2 Miles)

The M4 (jct 6) is only a short distance away, M40 is also easily accessible these both in turn provide access to the M25, M3 and Heathrow Airport. British Rail connections to Paddington are available from Burnham and Maidenhead. A direct line into London Waterloo is available via Windsor & Eton Riverside station.

Schools

PRIMARY SCHOOLS:

Montem Academy - 0.8 Miles
State School

Western House Academy - 0.8 Miles
State School

Eton Wick CofE First School - 1.3 Miles
State School

SECONDARY SCHOOLS:

The Westgate School - 0.2 Miles
State School

Eden Girl's School - 0.7 Miles
State School

Herschel Grammar School - 1.4 Miles
State School

Location

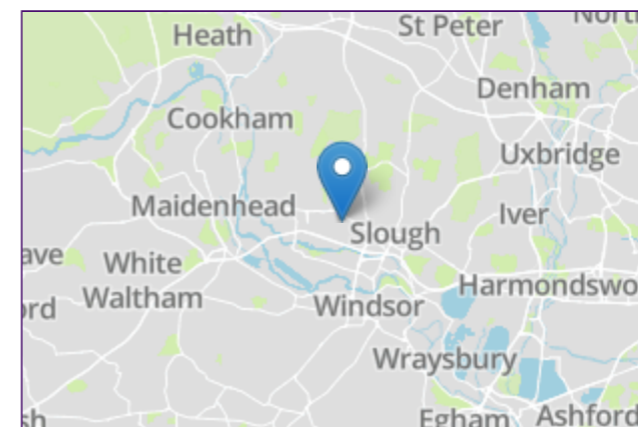
Burnham Station is one of the stations served by Crossrail - 'The Elizabeth Line' travels through London connecting Reading in the west and to Shenfield in the east meaning the heart of the West End (Bond Street) is just 38 minutes away. There are excellent road links providing easy access to the M4 and M25.

Asda Superstore is located on your door step as well as The Bishop Centre that is close by with a wide range of lifestyle retail stores. Sainsbury's, Waitrose and Tesco all have stores within 3 miles 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 at Maidenhead is 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.

Council Tax

Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	