



Cobblers Close is a highly sought after residential area which is popular with professionals and young families alike. This private road is a quiet cul de sac and ensures you can always enjoy the peace and tranquility that comes with living here. It is the ideal first time purchase!

The apartment itself is on GROUND FLOOR and is accessed via a securely locked communal entrance. The size of the apartment is impressive with TWO good sized bedrooms (The master is around 18ft), spacious lounge plus separate kitchen and bathroom. This home is being sold with NO ONWARD CHAIN and can be ready as quickly as you would like to move. Parking is offered in the form of a garage plus there is ample room available for further residents parking. The property is in need of modernisation throughout.

The property is located within a short distance to Farnham Common High Street where you can find all your local amenities. The area is also benefitted from some excellent local schools.



## Property Information

-  TWO BEDROOMS
-  SOUGHT AFTER LOCATION
-  IN NEED OF MODERNISATION
-  GROUND FLOOR
-  GARAGE
-  18 FT BEDROOM
-  NO ONWARD CHAIN

					
<b>x2</b>	<b>x1</b>	<b>x1</b>	<b>x1</b>	<b>N</b>	<b>Y</b>
<b>Bedrooms</b>	<b>Reception Rooms</b>	<b>Bathrooms</b>	<b>Parking Spaces</b>	<b>Garden</b>	<b>Garage</b>

### Transport Links

#### NEAREST STATIONS:

Burnham (1.5 miles)  
 Slough (2.2 miles)  
 Taplow (2.8 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.

### 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.

Farnham Common High Street 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.

### Schools

#### PRIMARY SCHOOLS:

St Anthony's Catholic Primary School - 0.4 Miles  
 State School

St Mary's Church Of England School - 0.3 Miles  
 State School

Lynch Hill School - 0.8 Miles  
 State School

#### SECONDARY SCHOOLS

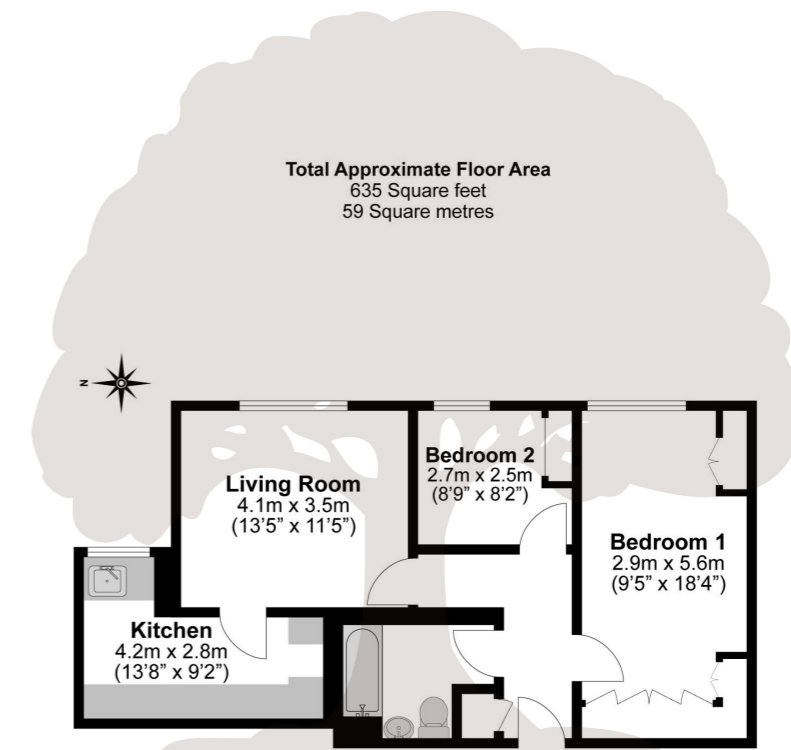
Bayliss Court School - 0.9 Miles  
 State School

Herschel Grammar School - 1.3 Miles  
 State School

### Council Tax

Band C

## Floor Plan



Oakwood  
 Estates

**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.

