

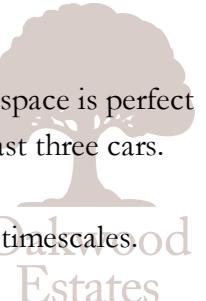
Mallard Drive is a quiet cul de sac located within a popular residential area of Cippenham Village. The immediate area has easy access to a number of excellent local schools such as The Westgate school and as a result attracts a lot of young families to the area. The transport links are amazing, Burnham station is just 0.7 miles away and provides direct and easy commuting links into Central London via the Elizabeth Line.

The property itself is a **FREEHOLD** semi-detached house that has been heavily extended to the side and rear, as a result the home now measures at over 1600 SQ FT. The accommodation is spread across three floors.

The ground floor comprises of a spacious 25 ft lounge, modern fitted kitchen and downstairs shower room. The ground floor has also been extended to the side, in this extension the current owners have created a self contained one bedroom annexe. The annexe has one double bedroom, full shower room and an open plan kitchen/living area. Upstairs there are three further bedrooms and the main family bathroom. The property has been further extended into the loft and a fifth and largest bedroom is located on this floor, there is also ample storage provided by the eaves of the roof.

Externally the home includes a private and enclosed rear garden which is mainly laid to lawn, this space is perfect for the entire family to enjoy over the summer months. To the front there is a driveway for at least three cars.

This wonderful home is being sold with no onward chain and is ready to move to your desired timescales.



# Property Information

- OVER 1600 SQ FT
- SELF CONTAINED ANNEXE
- HEAVILY EXTENDED
- GOOD CONDITION THROUGHOUT
- 0.7 MILES TO BURNHAM TRAIN STATION (ELIZABETH LINE)

- 4/5 BEDROOMS
- THREE BATHROOMS
- DRIVEWAY PARKING
- BEING SOLD WITH NO ONWARD CHAIN

x5	x1	x3	x2	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Transport Links

### NEAREST STATIONS:

Burnham (0.7 miles)

Slough (1.9 miles)

Taplow (2.1 Miles)

The M4 (jct 7) is only a short distance away, M40 is also easily accessible these both in turn provide access to the M25, M3 and Heathrow Airport. The Elizabeth Line runs from Burnham & Slough stations and provide links into Central London. A direct line to London Waterloo is available from 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.

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 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:

Western House Academy  
0.4 miles away State school

Montem Academy  
0.9 miles away State school

Cippenham School  
0.5 miles away State school

Eton Wick CofE School  
1.4 miles away State school

Phoenix Infant Academy  
1.1 miles away State school

### SECONDARY SCHOOLS:

The Westgate School  
0.3 miles away State school

Eden Girl's School  
0.7 miles away State school

Al-Madani Independent Grammar School  
0.8 miles away Independent school

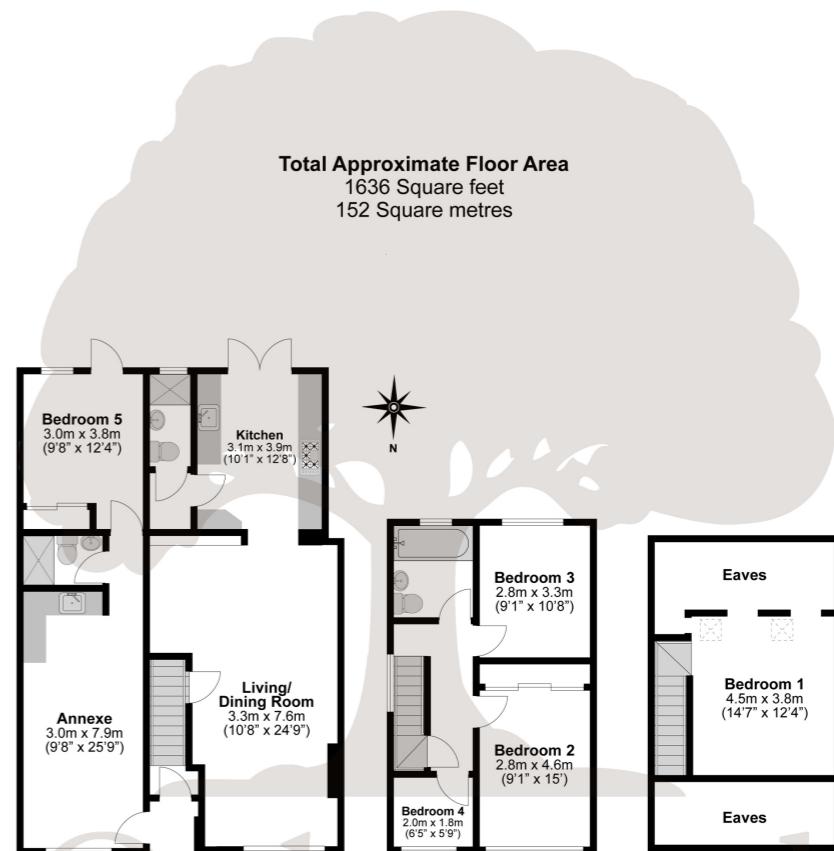
Herschel Grammar School  
1.0 miles away State school

## Council Tax

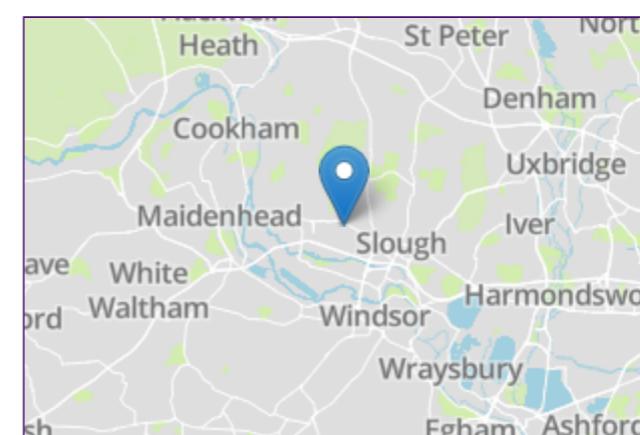
Band D

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 Govview.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.

Total Approximate Floor Area  
1636 Square feet  
152 Square metres



Illustrations are for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)	A		
(81-91)	B		84
(69-80)	C		76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			