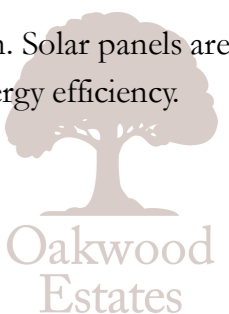




Langton Green is a private cul de sac which is less than 10 years old and as a result still provides that new build feeling. The location of this family home really could not be any better, Taplow station (Elizabeth Line) is only 0.2 miles from your front door. Excellent schools are also on your doorstep with the highly sought after Lent Rise School less than half a mile away. Burnham Gramma school is also only a short distance away.

This impressive house offers it all with the ground floor comprising of a stunning kitchen/diner, the kitchen benefits from built in smeg appliances and white Herringbone tiling. A large family lounge to the rear, which has been completely redecorated throughout provides access into the private and enclosed landscaped rear garden. A downstairs WC completes the ground floor. As we move up on to the first floor you will be greeted by THREE good size bedrooms and modern bathrooms. The main family bathroom is beautifully fitted and well maintained, an en suite bathroom which has been maintained to the same standard is also available via master bedroom.

Externally this family home includes TWO allocated parking spaces and a private rear garden. Solar panels are also on offer and massively help to combat any rising bill costs by providing excellent energy efficiency.



## Property Information

-  FREEHOLD
-  PRIVATE ROAD
-  TWO ALLOCATED PARKING BAYS
-  0.5 MILES TO LENT RISE SCHOOL
-  EXCELLENT CONDITION THROUGHOUT
-  TWO BATHROOMS & DOWNSTAIRS WC
-  BRAND NEW LANDSCAPED REAR GARDEN
-  0.2 MILES TO TAPLOW STATION (ELIZABETH LINE)
-  LESS THAN 10 YEARS OLD
-  SOLAR PANELS PROVIDING HIGH ENERGY EFFICIENCY

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

### Transport Links

#### NEAREST STATIONS:

Taplow (0.2 miles)  
Burnham (1.6 miles)  
Maidenhead (2.2 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 5 minutes walk 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.

### Local Schools

#### PRIMARY SCHOOLS:

Lent Rise School  
0.5 miles away State school

Priory School  
1.3 miles away State school

Our Lady of Peace Catholic Primary and Nursery School  
0.9 miles away State school

St Peter's Church of England Primary School  
0.9 miles away State school

SECONDARY SCHOOLS:  
Burnham Grammar School  
1.1 miles away State school

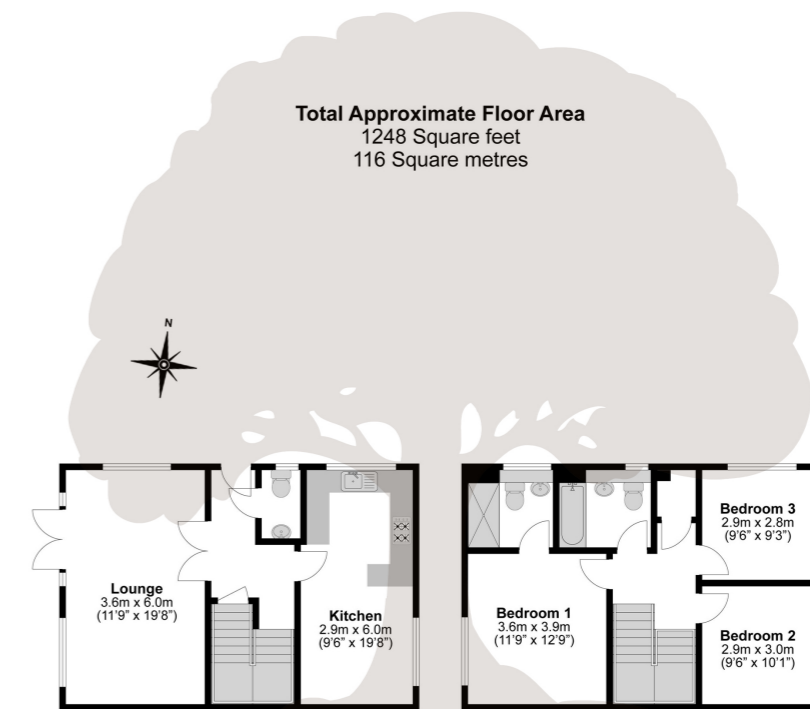
Haybrook College  
1.1 miles away State school

Al-Madani Independent Grammar School  
1.5 miles away Independent school

### Council Tax

Band E

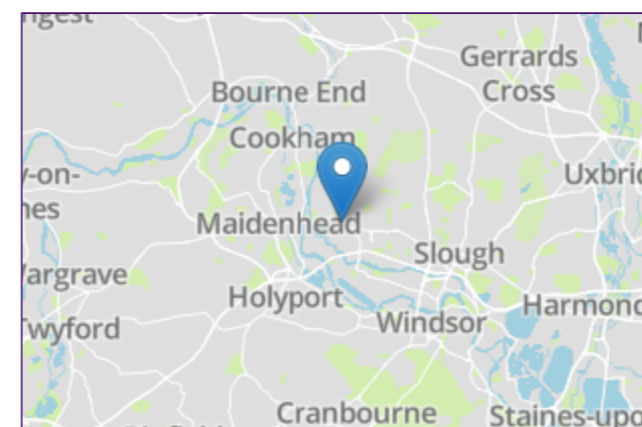
## Floor Plan



# 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	86	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
<small>EU Directive 2002/91/EC</small>		