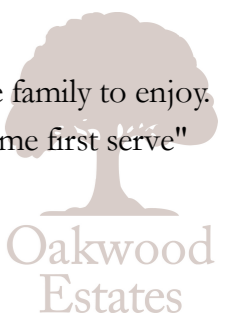












Situated on a quiet cul de sac within the heart of Burnham Village is this lovely FREEHOLD SEMI-DEATCHED family home. The location of this home is perfect for families of all ages due to the close proximity of highly sought after local schools such as Lent Rise School & Burnham Grammar School. Excellent transport links are also available with Taplow train station (Elizabeth Line) being located less than 1 mile away and M4 & M40 links both easily accessible.

This perfect family home has been EXTENDED to both the front and the rear of the property ensuring that there is ample room for your family to grow over the years. On the ground floor we have a separate kitchen plus a dining room and a spacious family lounge which is located in the rear extension and backs on to the rear garden. There are multiple storage and utilities areas downstairs which have the option to be converted into a WC in the future. The first floor is home to all THREE bedrooms and the family bathroom. The entire house is presented in good condition and is ready for the next family to move in and make it their long term home.

Externally there is a low maintenance rear garden perfect for entertaining and for the entire family to enjoy. Driveway parking for up to THREE vehicles is available to the front plus further "first come first serve" parking bays are also on offer.



## Property Information

-  EXTENDED TO THE FRONT & REAR
-  THREE BEDROOMS
-  TWO RECEPTION ROOMS
-  0.9 MILES TO TAPLOW TRAIN STATION (ELIZABETH LINE)
-  QUIET CUL DE SAC LOCATION
-  FREEHOLD
-  DRIVEWAY PARKING
-  CLOSE TO BURNHAM HIGH STREET
-  PRIVATE REAR GARDEN
-  0.5 MILES TO LENT RISE SCHOOL

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

### Public Transport

#### NEAREST STATIONS:

Taplow (0.9 miles)  
Burnham (1.3 miles)  
Maidenhead (2.9 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 1 mile 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. St Peter's Park is less than a 5 minute walk for families and dog walkers

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 proxim

### Schools

#### PRIMARY SCHOOLS:

Lent Rise School - 0.5 Miles  
State School

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

Our Lady Of Peace Catholic Primary School - 0.9 Miles  
State School

Priory School - 0.9 Miles  
State School

#### SECONDARY SCHOOLS:

Burnham Grammar School - 0.9 Miles  
State School

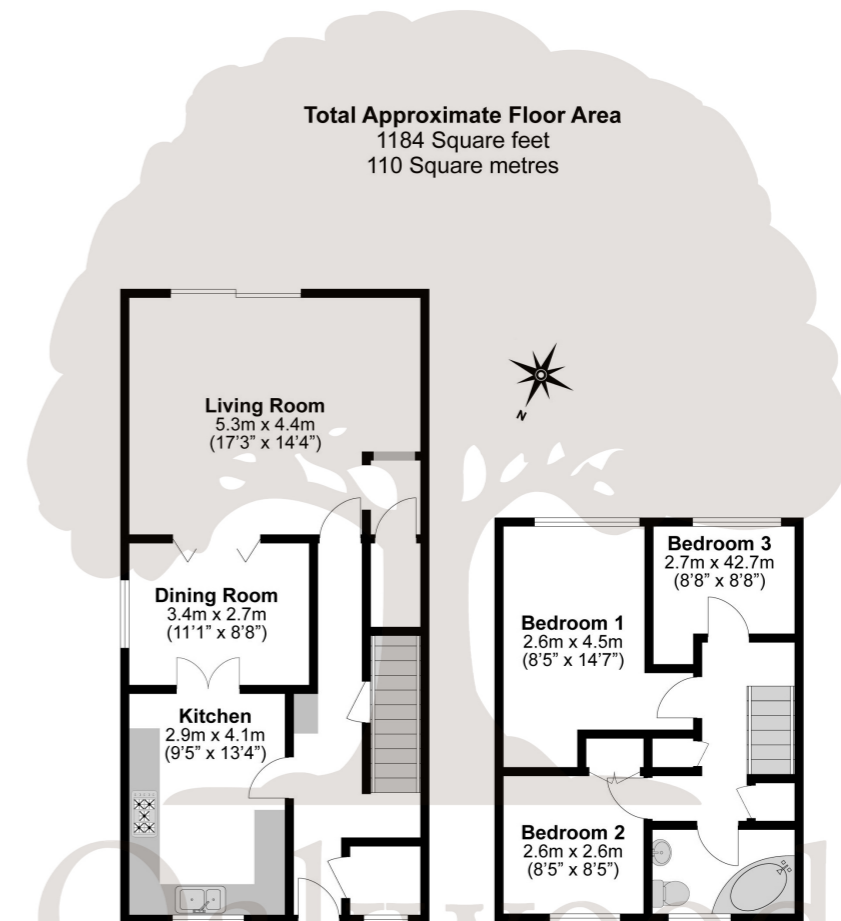
Haybrook College - 1.2 Miles  
State School

Al Madani Grammar School - 1.3 Miles  
Independent School

### Council Tax

Band D

## Floor Plan



**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.

