

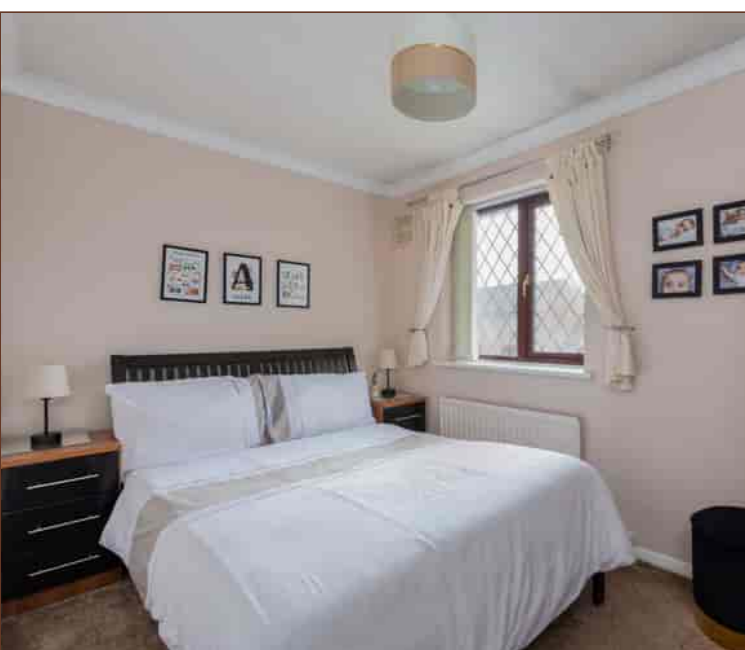


Bridlington Spur is a quiet cul de sac located within the heart of a highly sought after residential area close to Cippenham village. Situated perfectly to take advantage of excellent local schools such as The Westgate School and Eden Girls' School both located within half a mile of this home. All local amenities are also on your door step with the Asda superstore a short walk away.

The home itself is perfect for First Time Buyers as it is completely FREEHOLD. It benefits from TWO double bedrooms & a family bathroom on the first floor plus a spacious living room and modern kitchen on the ground floor. The property is offered in excellent condition and is ready for the next owners to move straight in.

To the rear of this home there is a private enclosed rear garden which is mainly laid to lawn. To the front you have the large private driveway which leads up to the garage which is also included.

This home is perfect for anyone looking to get on to the property ladder and are looking for a home that requires little to no work and is situated in an excellent location.



-  FREEHOLD
-  GARAGE
-  GOOD CONDITION THROUGHOUT
-  SOUGHT AFTER RESIDENTIAL AREA
-  TWO DOUBLE BEDROOMS
-  DRIVEWAY PARKING
-  PRIVATE REAR GARDEN
-  0.5 MILES TO THE WESTGATE SCHOOL

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

Transport Links

NEAREST STATIONS:
 Burnham (1.6 miles)
 Slough (1.4 miles)
 Windsor & Eton Riverside (1.6 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.

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.

Schools

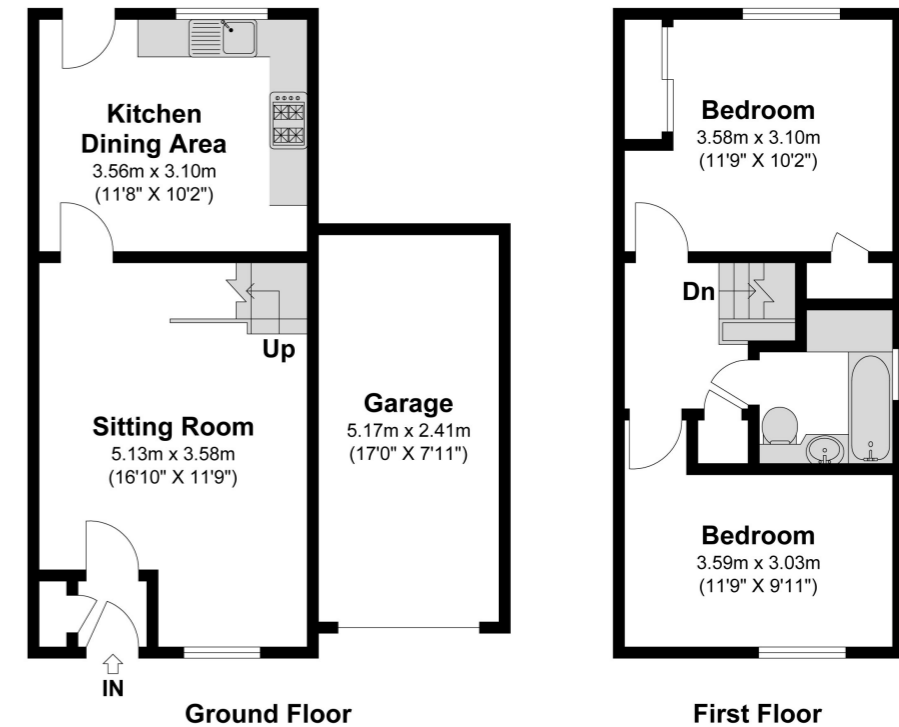
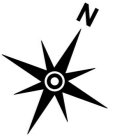
- PRIMARY SCHOOLS:
- Montem Academy - 0.2 Miles
State School
 - Western House Academy - 0.8 Miles
State School
 - Eton Wick CofE First School - 0.8 Miles
State School
- SECONDARY SCHOOLS:
- The Westgate School - 0.6 Miles
State School
 - Eden Girl's School - 0.5 Miles
State School
 - Herschel Grammar School - 1.0 Miles
State School

Council Tax

Band C



Bridlington Spur
 Approximate Floor Area
 645.83 Square feet 60.0 Square metres (Excluding Garage)
 Garage Area 134.12 Square feet 12.46 Square metres
 Total Area 779.95 Square feet 72.46 Square metres (Including Garage)



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.

