

Harkness Road is a highly sought after residential area situated within walking distance of Taplow train station (Elizabeth Line). This is the perfect area for a young family with the cul-de-sac being located within a short distance of both Lent Rise School and Burnham Grammar School. Further to this you have stunning nature reserves, which are ideal for those Sunday family walks with Burnham Beeches, Cliveden and Dorney Lake all located within easy access.










The property itself consists of a private kitchen to the front of the ground floor and a large family living/dining room to the rear. At the rear of the lounge area are patio doors which provide access into the beautiful rear garden. The entire ground floor is completely flooded with natural light and provides a real homely feel throughout. The first floor of this property is home to both double bedrooms and the family bathroom.

External space is on offer via the lovely rear garden. The garden offers both lawn area and a patio area which enables your family to fully utilise everything on offer. Private allocated parking is on offer with TWO parking bays one of which is directly behind the property. Offered to the market with NO ONWARD CHAIN.





## Property Information

-  TWO ALLOCATED PARKING SPACES
-  TWO BEDROOMS
-  PRIVATE REAR GARDEN
-  QUIET CUL-DE-SAC LOCATION
-  REAR ACCESS TO THE PROPERTY
-  FREEHOLD
-  LESS THAN 1 MILE TO TAPLOW TRAIN STATION
-  0.3 MILES TO LENT RISE SCHOOL
-  NO ONWARD CHAIN

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

### Education/Leisure

The property is within walking distance of Sainsbury's & Tesco superstore and a variety of restaurants located within the Bishops Centre. The surrounding area provides excellent schooling for children of all ages both in the private and state sector, the state sector still being run on the popular grammar school system. Sporting/leisure facilities abound in the area with many notable golf courses, riding and walking in Burnham Beeches. Cliveden the famous National Trust property is nearby and there are numerous sports clubs including tennis, rugby and football, various fitness centres and racing at Ascot and Windsor. The River Thames is within easy reach, being about three miles away.

### Transport Links

Nearest stations:

- Taplow (0.9 miles)
- Burnham (1.2 miles)
- Maidenhead (2.6 miles)

All of these stations are on the Elizabeth Line.

The M40 (Junction 2) can be joined at Beaconsfield linking with the M25. The M4 (Junction 7) also provides access to the M25 and the national road network giving access to London, Heathrow, Reading and the west. There is a mainline railway station in Taplow & Burnham (Queen Elizabeth Line) offering services to Central London and Reading. A direct line to London Waterloo runs from Windsor & Eton Riverside.

### Schools

PRIMARY SCHOOLS:

- Lent Rise School
- 0.2 miles away State school

Priory School

0.9 miles away State school

Our Lady of Peace Catholic Primary and Nursery School

0.8 miles away State school

Claycots School

0.8 miles away State school

St Peter's Church of England Primary School

0.7 miles away State school

SECONDARY SCHOOLS:

Burnham Grammar School

1.0 miles away State school

Haybrook College

1.3 miles away State school

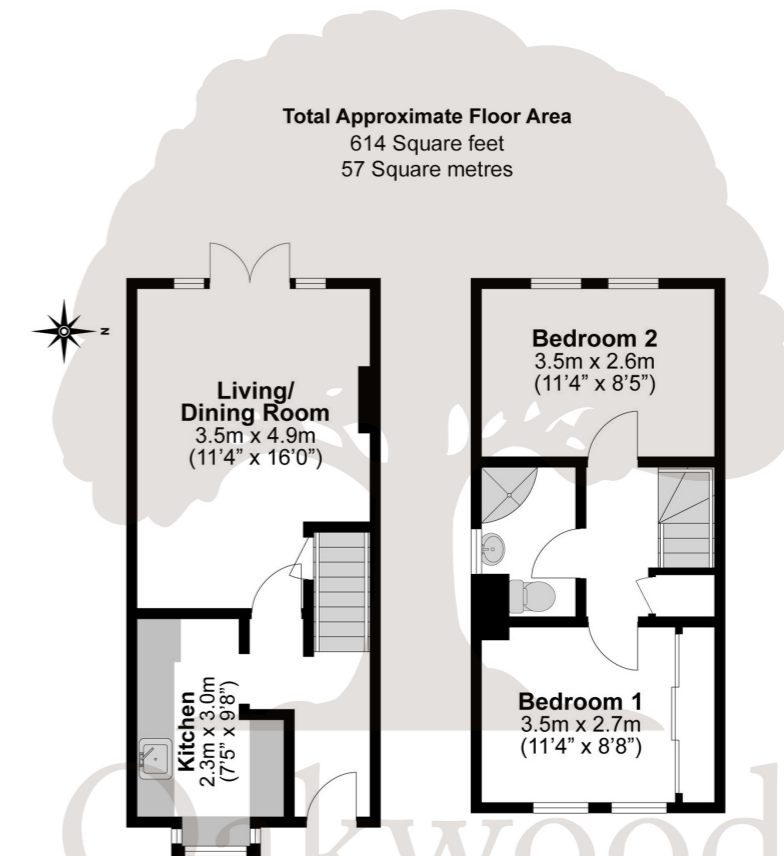
Al-Madani Independent Grammar School

1.7 miles away 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.

