



Tucked away at the end of a quiet cul de sac is this ideal first time purchase. This property is a FREEHOLD mid terrace house that is being sold with NO ONWARD CHAIN. Internally the home offers an open plan ground floor, this kitchen/living and dining space is a large area which is ideal for the family to enjoy. The kitchen has a number of appliances included. Upstairs the property has three good size bedrooms and a family bathroom.

To the rear is a private garden which is mainly laid to lawn with a patio area. The property also includes a garage which has an automatic electric door plus an allocated parking space.

Dunster Gardens is a popular residential area located under 1 mile of Burnham train station (Elizabeth Line). This quiet cul de sac is the ideal location for families of all ages, several good local schools such as The Westgate School and Cippenham School are located within a short walk of of your front door.



# Property Information

-  **THREE BEDROOMS**
-  **LESS THAN 1 MILE TO BURNHAM STATION (ELIZABETH LINE)**
-  **GARAGE & PARKING**
-  **OPEN PLAN DOWNSTAIRS**
-  **PRIVATE REAR GARDEN**
-  **SOLD WITH NO ONWARD CHAIN**
-  **0.2 MILES TO THE WESTGATE SCHOOL**
-  **FREEHOLD**
-  **QUIET RESIDENTIAL CUL DE SAC**

					
<b>x3</b>	<b>x1</b>	<b>x1</b>	<b>x1</b>	<b>Y</b>	<b>Y</b>
<b>Bedrooms</b>	<b>Reception Rooms</b>	<b>Bathrooms</b>	<b>Parking Spaces</b>	<b>Garden</b>	<b>Garage</b>

# Floor Plan

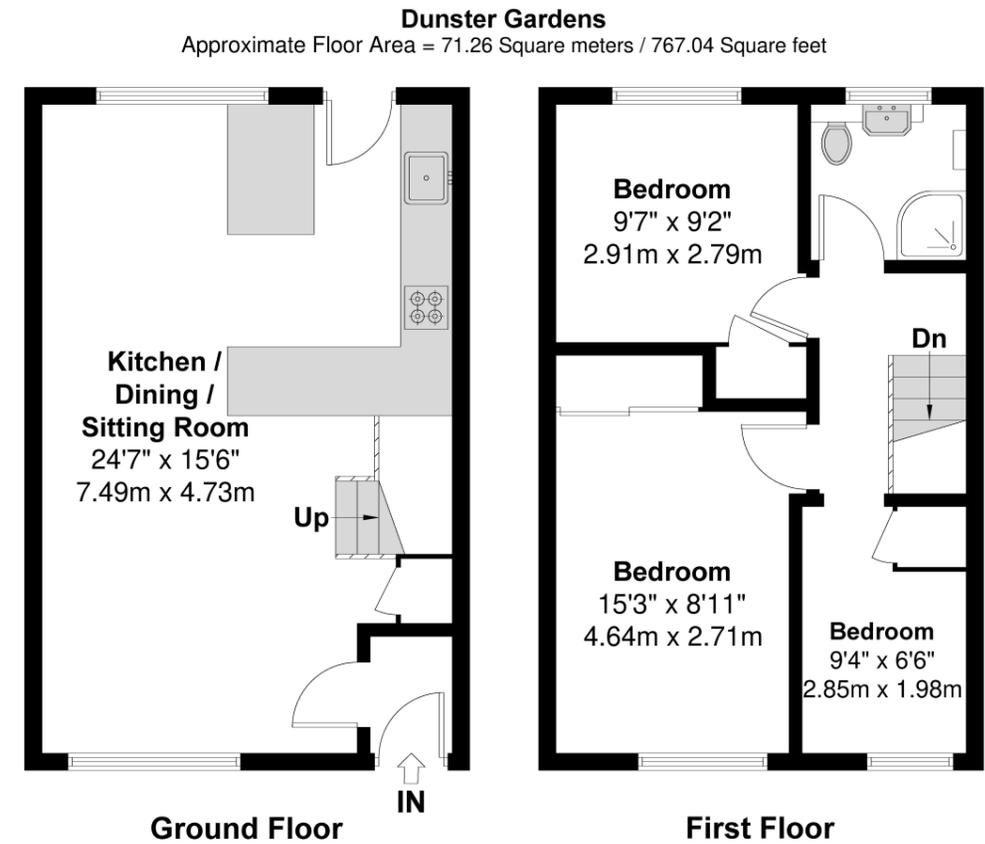


Illustration for identification purposes only,  
measurements are approximate, not to scale.

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.

## Transport Links

**NEAREST STATIONS:**  
 Burnham (0.9 miles)  
 Slough (1.7 miles)  
 Taplow (2.2 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.

## Schools

**PRIMARY SCHOOLS:**

Cippenham School - 0.6 Miles  
State School

Montem Academy - 0.8 Miles  
State School

Western House Academy - 0.8 Miles  
State School

Eton Wick CofE First School - 1.3 Miles  
State School

**SECONDARY SCHOOLS:**

The Westgate School - 0.2 Miles  
State School

Eden Girl's School - 0.7 Miles  
State School

Herschel Grammar School - 1.4 Miles  
State School

## 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.

## Council Tax

Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		90
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	
(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		EU Directive 2002/91/EC	