

This three bedroom detached house is situated on a quiet cul-de-sac road within 0.4 miles of Lent Rise School and walking distance from Taplow Station (Cross Rail). The property is offered to the market as well presented having recently had new windows and doors installed and benefiting from a landscaped garden.

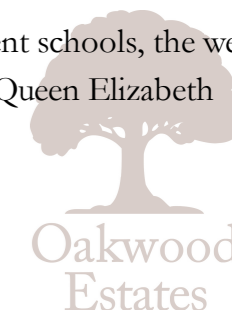
The ground floor features a 13ft living room, an 11ft dining room, a 10ft fitted kitchen and an entrance hall and porch.

To the first floor there are three well-proportioned bedrooms and a three piece family bathroom.

Externally the landscaped rear garden is mainly laid to lawn inclusive of a newly laid patio ideal for summer entertaining and incorporating a 16ft garage. To the front there is off street parking for up to three cars and side access to the rear of the property.













This property is an excellent family purchase due to its close proximity to a range of excellent schools, the well coveted 'Bishop Centre' including a large 'Tesco' superstore and Taplow Train Station (Queen Elizabeth Line).





## Property Information

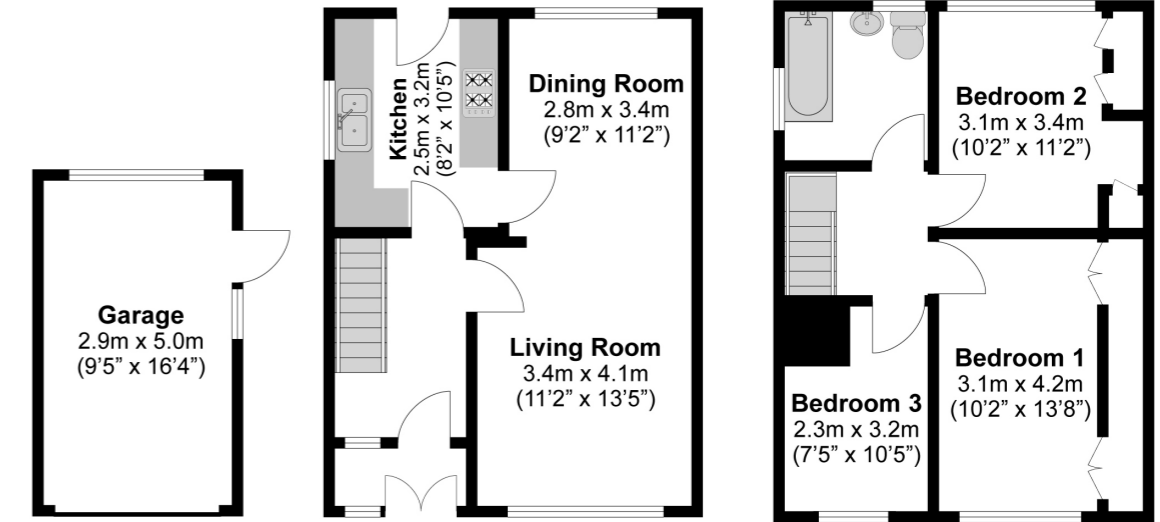
-  THREE BEDROOM DETACHED HOUSE
-  RECENTLY UPGRADED WITH NEW DOORS / WINDOWS
-  13FT LIVING ROOM
-  10FT FITTED KITCHEN
-  16FT GARAGE
-  QUIET CUL-DE-SAC LOCATION
-  0.4 MILES TO LENT RISE SCHOOL/TAPLOW STATION (CROSS RAIL)
-  11FT DINING ROOM
-  LANDSCAPED GARDEN
-  PARKING FOR 3 CARS

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

## Floor Plan

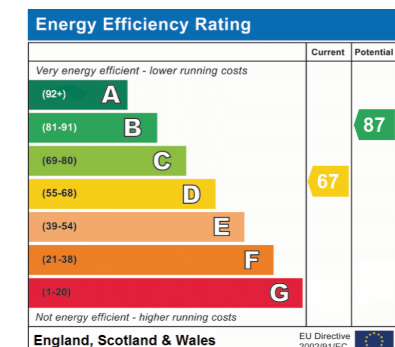
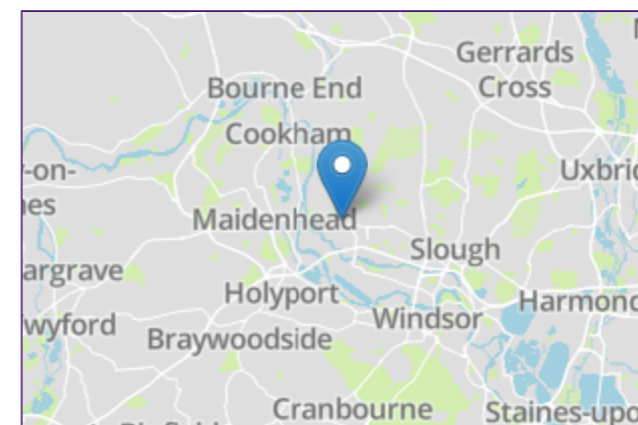


**Total Approximate Floor Area**  
1054 Square feet  
98 Square metres



**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.



### External

The landscaped rear garden is mainly laid to lawn inclusive of a newly laid patio ideal for summer entertaining and incorporating a 16ft garage. To the front there is off street parking for up to three cars and side access to the rear of the property.

### Transport Links

Nearest Stations:

- Taplow (0.4 mi)
- Burnham (1.1 mi)
- Maidenhead (2.2 mi)

All of these lines are on the Queen Elizabeth Line which will take trains into Bond Street within 34 Minutes.

The M4 (jct 7) is approximately 1.5 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 Taplow, Burnham and Maidenhead.

### Location

Burnham Village offers good local shopping facilities and the larger centres of Windsor, Maidenhead, Beaconsfield and High Wycombe are within easy reach and offer more extensive facilities. 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.

### Council Tax

Band E