







This ideal first time purchase is located in the heart of Cippenham Village and only 0.5 miles to Burnham train station (Elizabeth Line). Francis Way is a very popular residential area which is filled with young families and commuters, looking to take advantage of the excellent local school catchments and commuting links.

The property itself is a SHARE OF FREEHOLD ground floor maisonette. These types of properties are rarely available and offer everything you could possibly need in a first time purchase. The property comprises of ONE spacious double bedroom, modern bathroom and separate kitchen. There are two reception rooms in the form of the lounge and an extra conservatory to the rear. The property has been maintained to a high order and is ready for the next buyer to move straight in.

Further benefitting this property is a private rear garden which is perfect to enjoy the lovely summer weather and a driveway to the front which provides off street parking.



## Property Information

-  SHARE OF FREEHOLD
-  PRIVATE GARDEN
-  TWO RECEPTION ROOMS
-  0.5 MILES TO BURNHAM STATION (ELIZABETH LINE)
-  CONSERVATORY
-  DRIVEWAY PARKING
-  GOOD CONDITION THROUGHOUT

					
<b>x1</b>	<b>x2</b>	<b>x1</b>	<b>x1</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>

### Transport Links

Nearest stations:  
 Burnham (0.5 mi)  
 Taplow (1.3 mi)  
 Slough (2.5 mi)

Conveniently located 0.3 miles to the M4 Junction 7, which offers easy access into London, Heathrow Airport, Slough Town Centre, Maidenhead, Reading and High Wycombe. Cippenham Village boasts a wealth of Shops and Retail Parks including Asda Supermarket, Marks & Spencer Supermarket, Next, Argos, B&Q Superstore, Boots Superstore and Mothercare . A direct trainline to London Waterloo is available via Windsor & Eton Riverside station.

### Location

The property is perfectly situated within the catchment of popular Cippenham/Burnham/Slough schools and within a 10 minute walk to Burnham train station (Main Paddington Line and Crossrail Station - 20 minutes to London). Three major supermarkets are located within a very short proximity, local shops are a couple of minutes walk as is the Thames river, for those wishing to cycle, walk or perhaps run into Maidenhead, Dorney, Eton & Windsor centre. Junction 6 of the M4 is a 5 minute drive, providing easy access to Heathrow Airport, Central London and the M25/M40 motorway network. Windsor town centre with its high street, shops, restaurants, leisure facilities & the famous long walk is a mere 10 minute drive.

### Schools

PRIMARY SCHOOLS:

Cippenham School - 0.2 Miles Away

State School

Priory School - 0.7 Miles Away  
 State School

Our Lady Of Peace Catholic School - 0.7 Miles Away  
 State School

Western House Academy - 0.7 Miles Away  
 State School

### SECONDARY SCHOOLS

Burnham Grammar School - 0.9 Miles Away  
 State School

Al Madani Grammar School - 0.2 Miles Away  
 Independent School

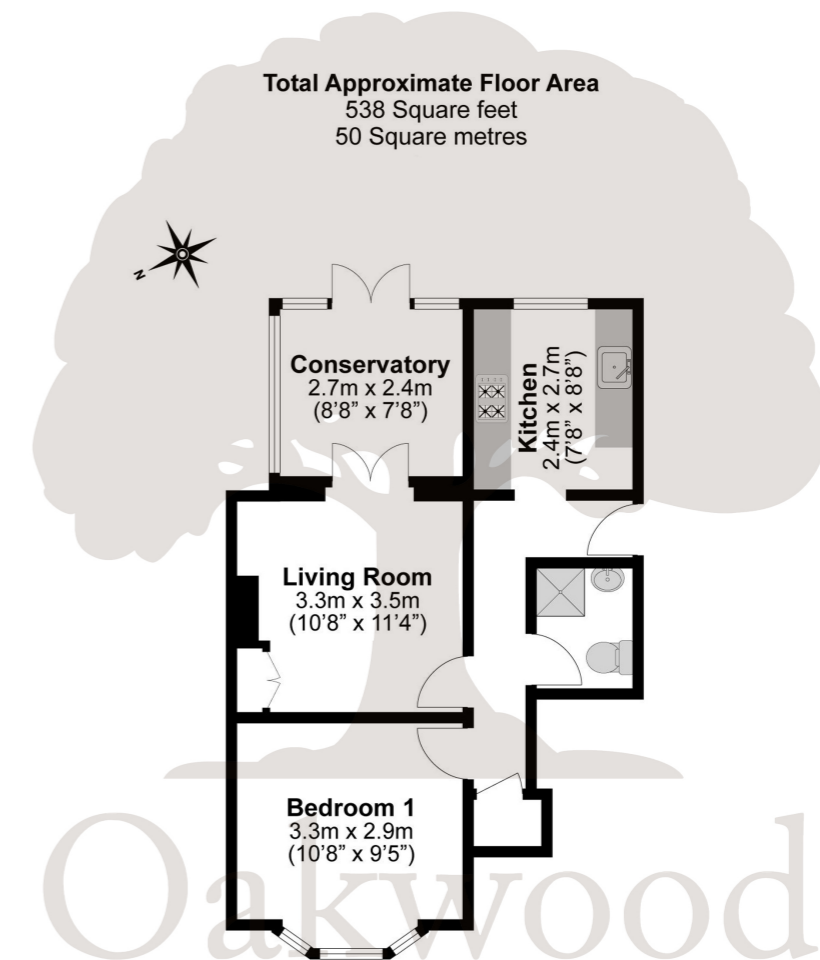
Haybrook College - 0.6 Miles Away  
 State school

The Westgate School - 1.1 Miles Away  
 State School

### Council Tax

Band B

## 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.

