

This three bedroom detached house is situated on a sought after cul-de-sac within a short walk of a range of amenities, transport links and schools including The Westgate School & Western House Academy. The property is offered to the market as well presented and with the potential to extend onto the side and/or rear (STP).

The ground floor features three reception rooms with the inclusion of a 14ft bay fronted living room, a 10ft dining room and a 19ft conservatory. There is also a 12ft fitted kitchen/breakfast room, a downstairs cloakroom and an entrance hall.

To the first floor there are three well-proportioned bedrooms with the master bedroom benefiting from fitted wardrobe and an ensuite shower room in addition to a three piece family bathroom.

Externally, the rear garden is private and landscaped with lawn and mature shrubs and bushes there is also a patio area and path leading up the garden. To the front of the property there is off street parking for two cars in addition to an 18ft garage.

This property is an excellent family purchase due to its convenient location and spacious accommodation.

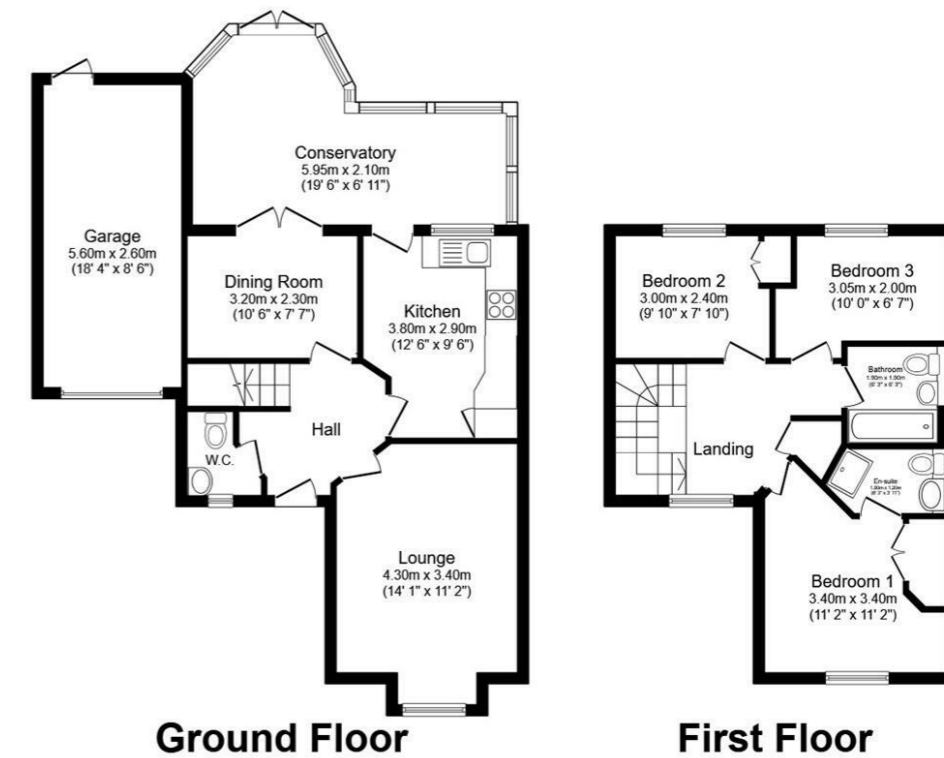


Property Information

-  THREE BEDROOM DETACHED HOUSE
-  POTENTIAL TO EXTEND ONTO SIDE/REAR (STP)
-  19FT CONSERVATORY
-  1 BATHROOM & 1 ENSUITE
-  DOWNSTAIRS CLOAKROOM
-  SOUGHT AFTER CUL-DE-SAC
-  14FT LOUNGE
-  12FT FITTED KITCHEN
-  18FT GARAGE
-  PRIVATE AND LANDSCAPED GARDEN

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

Floor Plan



Total floor area 131.2 m² (1,413 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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

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Location

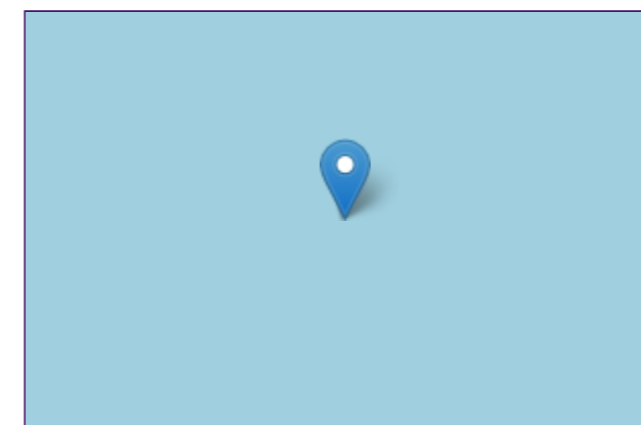
The property is perfectly positioned within the catchment area of highly sought-after schools and well within walking distance of Burnham Station (Main Paddington Line and Elizabeth Line, 20 minutes into London). Three major supermarkets are located within a very short proximity, local shops are a couple 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 network. Windsor town centre with its high street, shops, restaurants, leisure facilities & the famous long walk is a mere 10 minute drive.

Nearest Stations

- Burnham (1.2 mi)
- Slough (1.8 mi)
- Windsor & Eton Riverside (1.9 mi)

Council Tax

Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			