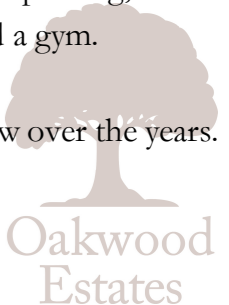


Duchess Street is a quiet cul de sac located within the heart of Cippenham Village. The location is very popular with families due to the close proximity to several excellent local schools, such as The Westgate School & Western House Academy. Burnham train station is only a short walk away and provides a direct line into Central London via the Elizabeth Line.










This FREEHOLD DETACHED home is tucked away at the end of the cul de sac and has beautiful views over looking Cippenham Green to the front. The home itself consists of FOUR bedrooms, the master has an en suite shower room. There is also an additional family bathroom located on the first floor. The ground floor is home to TWO reception rooms, modern kitchen and downstairs WC. Offered in good condition throughout and ready to move straight into.

Patio doors from the dining room provide access into the private and enclosed rear garden. The rear garden is mainly laid to lawn with a patio area. To the front there is a driveway providing allocated parking, this driveway leads to the garage. The garage has been converted into a home office and a gym.

There is no shortage of space throughout and this home is perfect for a young family to grow over the years.

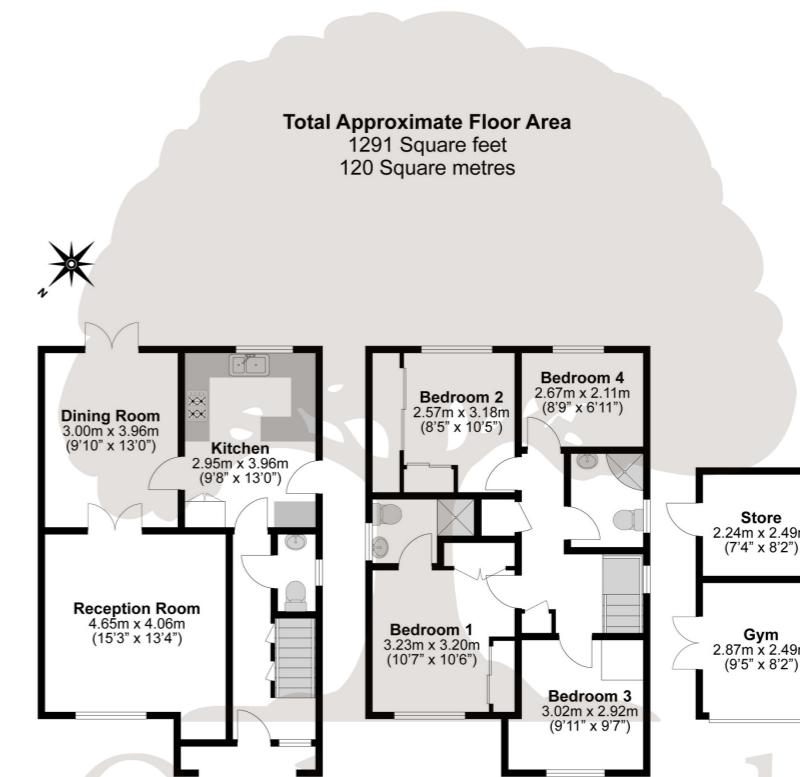


Property Information

-  DETACHED HOUSE
-  DRIVEWAY PARKING
-  TWO BATHROOMS PLUS DOWNSTAIRS WC
-  0.6 MILES TO THE WESTGATE SCHOOL
-  CUL DE SAC LOCATION
-  CONVERTED GARAGE INTO GYM/HOME OFFICE
-  BEAUTIFUL VIEWS OVER CIPPENHAM GREEN
-  WALKING DISTANCE TO BURNHAM TRAIN STATION (ELIZABETH LINE)
-  FOUR BEDROOMS

					
x4	x2	x3	x4	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan

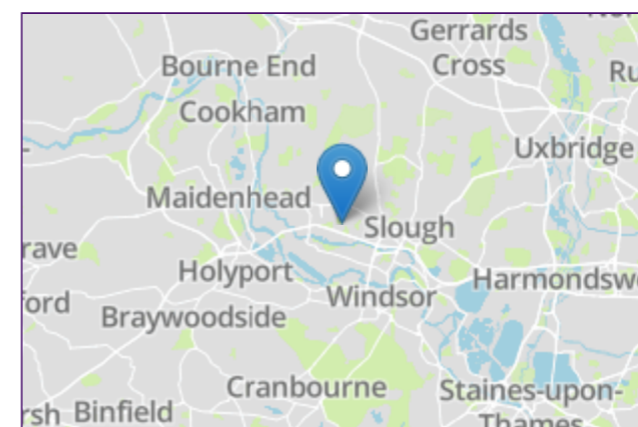


Illustrations are for identification purposes only,
measurements are approximate, not to scale.

Oakwood Estates

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



Transport Links

Nearest train stations:

- Burnham (0.8 mi)
- Taplow (1.9 mi)
- Slough (2.2 mi)

Conveniently located on the Cedar Park Development 1.0 mile 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 .

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:
Western House Academy
0.1 miles away State school

Montem Academy
1.1 miles away State school

Cippenham School
0.5 miles away State school

Eton Wick CofE School
1.7 miles away State school

Priory School
1.0 miles away State school

SECONDARY SCHOOLS:
The Westgate School
0.6 miles away State school

Haybrook College
1.1 miles away State school

Al-Madani Independent Grammar School
0.9 miles away Independent school

Herschel Grammar School
1.8 miles away State school

Council Tax

Band E