



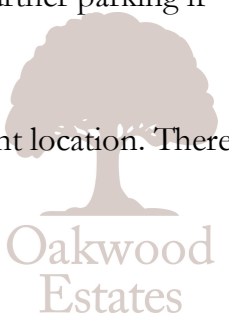
This four bedroom detached house is situated on a generous plot within a short walk of Taplow Rail Station (Queen Elizabeth Line) and local amenities. The property was built in the 1920s and is offered to the market in need of modernisation and with the potential to extend onto the side/rear (STP).

The ground floor features three reception rooms with the inclusion of a 12ft living room, a 12ft sitting room and a 12ft dining room with French doors onto the rear garden. There is also a 12ft fitted kitchen and entrance hall.

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

Externally, the south-facing rear garden is well enclosed and generous in size. The garden is mainly laid to lawn with tall trees to both sides providing plenty of privacy. Whilst to the front of the property there is a gated driveway with space for one car - however this could easily be adapted to allow for further parking if required.

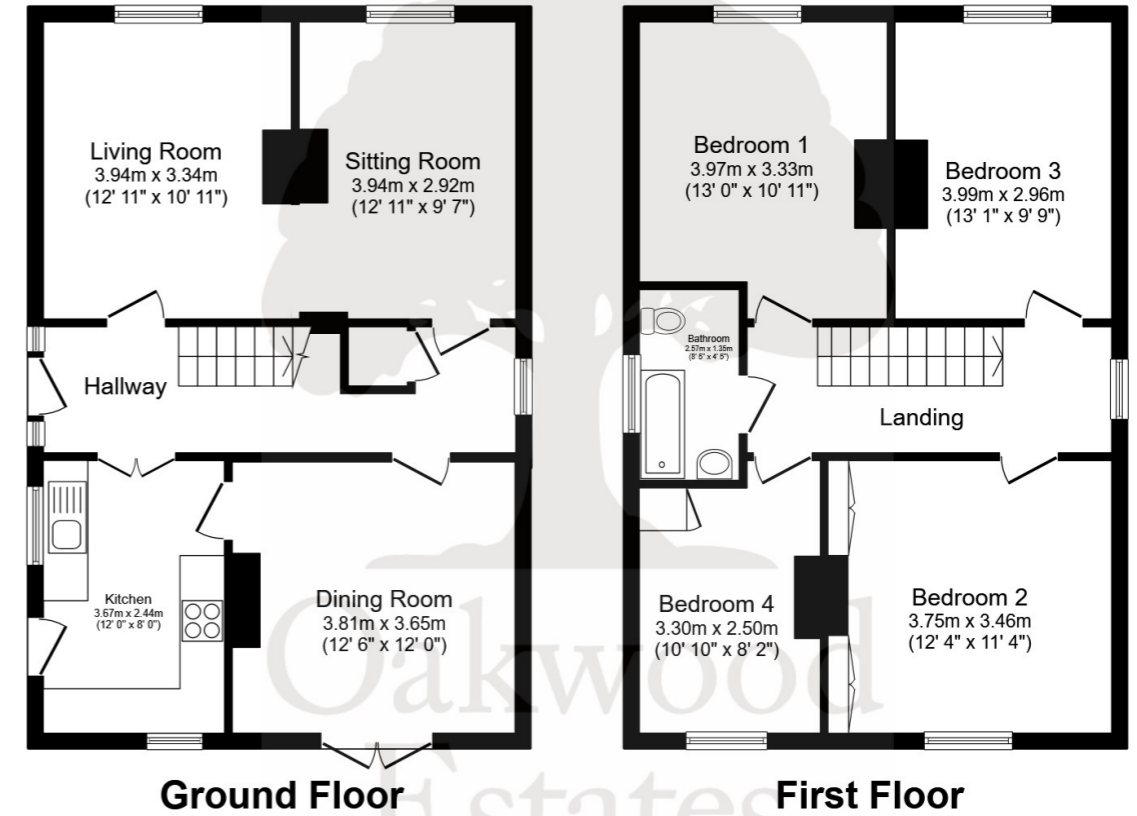
This property is an ideal family/project purchase offering a wealth of potential in a convenient location. There is no onward chain allowing for the possibility of a quick sale.



Property Information

-  FOUR BEDROOM DETACHED HOUSE
-  GENEROUS PLOT
-  POTENTIAL TO EXTEND (STP)
-  12FT FITTED KITCHEN
-  SOUTH-FACING GARDEN
-  WALKING DISTANCE TO TAPLOW STATION (CROSS RAIL)
-  NEEDS MODERNISATION
-  3 RECEPTION ROOMS
-  FAMILY BATHROOM
-  NO CHAIN

					
x4	x3	x1	x1	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Total floor area 121.6 sq.m. (1,309 sq.ft.) approx
 This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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 south-facing rear garden is well enclosed and generous in size. The garden is mainly laid to lawn with tall trees to both sides providing plenty of privacy. Whilst to the front of the property there is a gated driveway with space for one car - however this could easily be adapted to allow for further parking if required. There is side access to the rear of the house via the driveway.

Transport Links

Nearest stations:

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

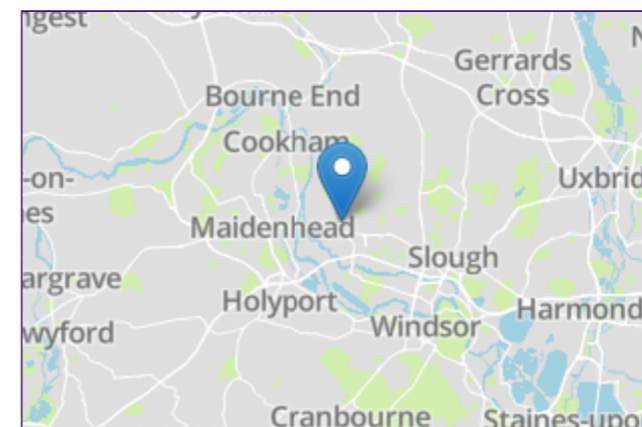
The M40 (Junction 2) can be joined at Beaconsfield linking with the M25. The M4 (Junction 7) also provides access to the M25 and the national road network giving access to London, Heathrow and the west. There is a mainline railway station in Burnham, offering services to Paddington and from Beaconsfield there is a service to Marylebone. Burnham is included within the Crossrail scheme.

Education / Leisure 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 F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			