



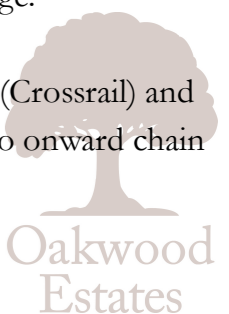
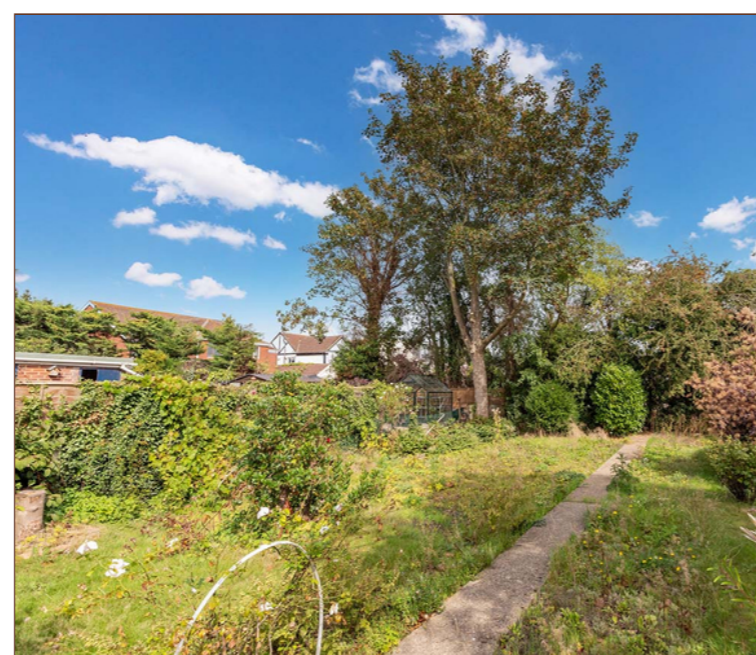
This three bedroom semi-detached house is situated on a large plot neighbouring the open countryside and is offered to the market in need of modernisation. The property offers the potential to extend onto the side and/or rear (STP).

The ground floor features two reception rooms with the inclusion of a 13ft sitting room and a 12ft dining room with access onto the rear garden. There is also an 11ft fitted kitchen and an entrance hall and porch.



To the first floor there are three bedrooms - two of which are double-sized with one single bedroom - in addition to a family bathroom and separate W.C.

Externally, the rear garden is generous and mainly laid to lawn with tall trees and hedgerows allowing for a very enclosed and private space. Whilst to the front there is the potential for off street parking (should the driveway be converted for use) for two cars in addition to a 17ft detached garage.

This property is an ideal project purchase, located well for access to Taplow Train Station (Crossrail) and opposite Sainsburys whilst being walking distance from a range of local schools. There is no onward chain allowing for the possibility of a quick sale.



# Property Information

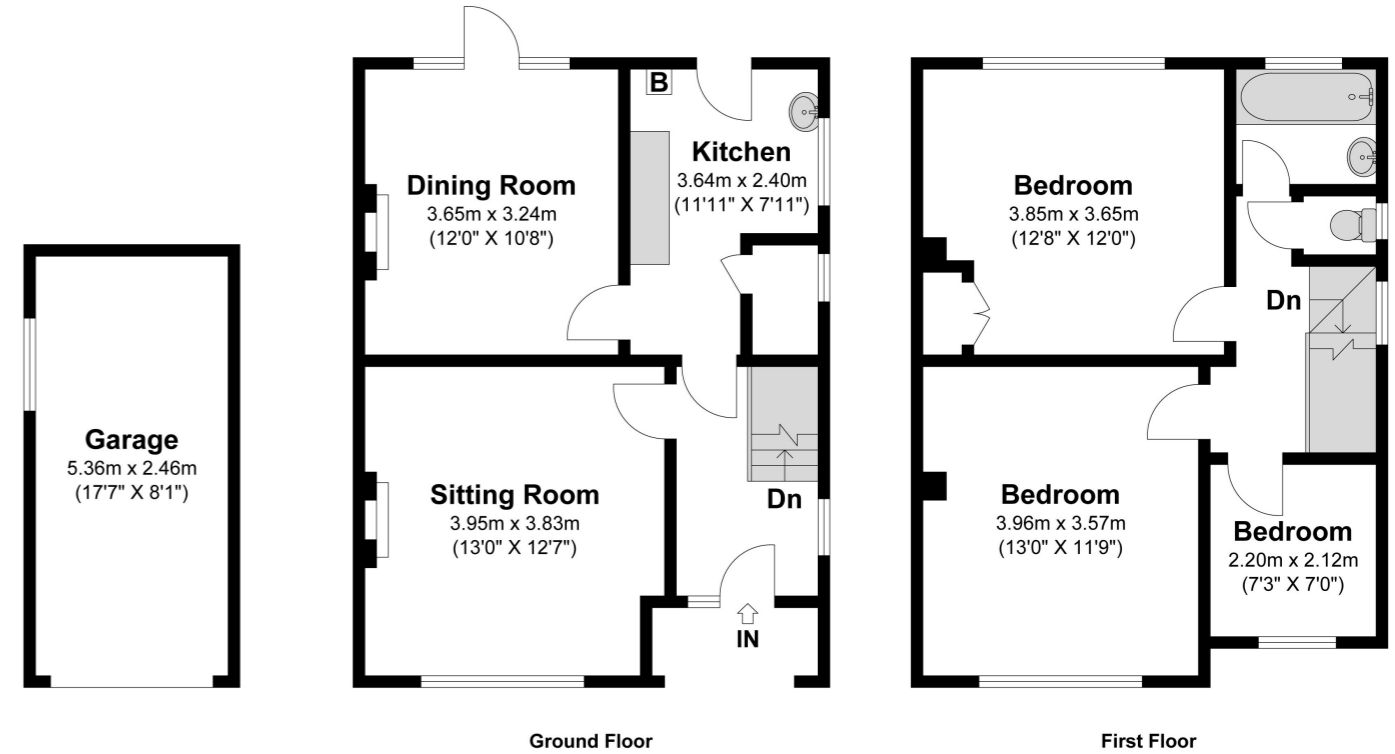
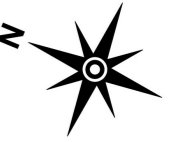
-  THREE BEDROOM SEMI-DETACHED HOUSE
-  NEEDS MODERNISATION
-  13FT SITTING ROOM
-  11FT FITTED KITCHEN
-  GENEROUS GARDEN
-  LARGE PLOT
-  POTENTIAL TO EXTEND ONTO SIDE/REAR (STP)
-  12FT DINING ROOM
-  17FT GARAGE
-  NO CHAIN

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

# Floor Plan



**Lake End Road**  
 Approximate Floor Area  
 928.81 Square feet 86.29 Square metres (Excluding Garage)  
 Garage Area 141.98 Square feet 13.19 Square metres  
 Total Area 1070.79 Square feet 99.48 Square metres (Including Garage)



**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 rear garden is generous and mainly laid to lawn with tall trees and hedgerows allowing for a very enclosed and private space. Whilst to the front there is the potential for off street parking (should the driveway be converted for use) for two cars in addition to a 17ft detached garage.

## Transport Links

Nearest stations:  
 Taplow (0.4 miles)  
 Burnham (2.0 miles)  
 Maidenhead (2.5 miles)

The M4 (jct 7) is approximately 0.5 miles distant. The M40 (jct 2) is also within close proximity and these in turn provide access to the M25, M3 and Heathrow Airport. Rail connections to Paddington are available from Taplow, Burnham and Maidenhead.

## Location

Taplow Station is one of the stations served by Crossrail. 'The Elizabeth Line' travels through London connecting Reading in the west and to Shenfield in the east meaning the heart of the West End (Bond Street) is just 38 minutes away. There are excellent road links providing easy access to the M4 and M25.

The Bishop Centre is close by with a wide range of lifestyle retail stores. Sainsbury's, Waitrose and Tesco all have stores within a mile of the development. Maidenhead town centre provides a wealth of national and local shops in and around the Nicholson Shopping Centre, as well as sports facilities and night-life venues.

Water dominates the area, the River Thames at Maidenhead is picturesque and attractive to walk along or a magnet for water sports - rowers, barges and pleasure boats. The Thames Maidenhead Rowing Club has its base nearby and the purpose-built rowing venue at Dorney Lake is to the south.

