



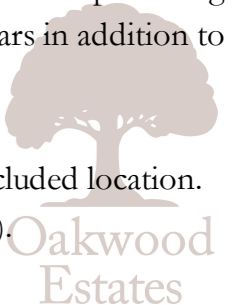
This four bedroom semi-detached family home is situated on a substantial corner plot backing onto open countryside and is offered to the market with ample potential for further extensions and redevelopment (STP). The property is set on a 1/3 acre plot (approx.) and was built in 1900.

The ground floor features three reception rooms with the inclusion of a 15ft bay fronted living room, a 16ft dining room and a 10ft family room. There is also a 16ft fitted kitchen, an adjoining utility room and a downstairs cloakroom.

To the first floor there are four well-sized bedrooms, a three piece family bathroom and a further three piece shower room. The landing provides access to the loft (fully boarded).











Externally, the gardens surround the property and plenty of privacy is provided by the tall trees to the rear and side. There is a concrete terrace immediately to the rear of the property and a further paved terrace providing a delightful entertaining space. To the front of the house there is off street parking for four cars in addition to the 19ft double garage.

This property is an excellent family purchase or project buy due to its generous size and secluded location. There is the potential to extend onto the side, rear and/or into the loft (STP).



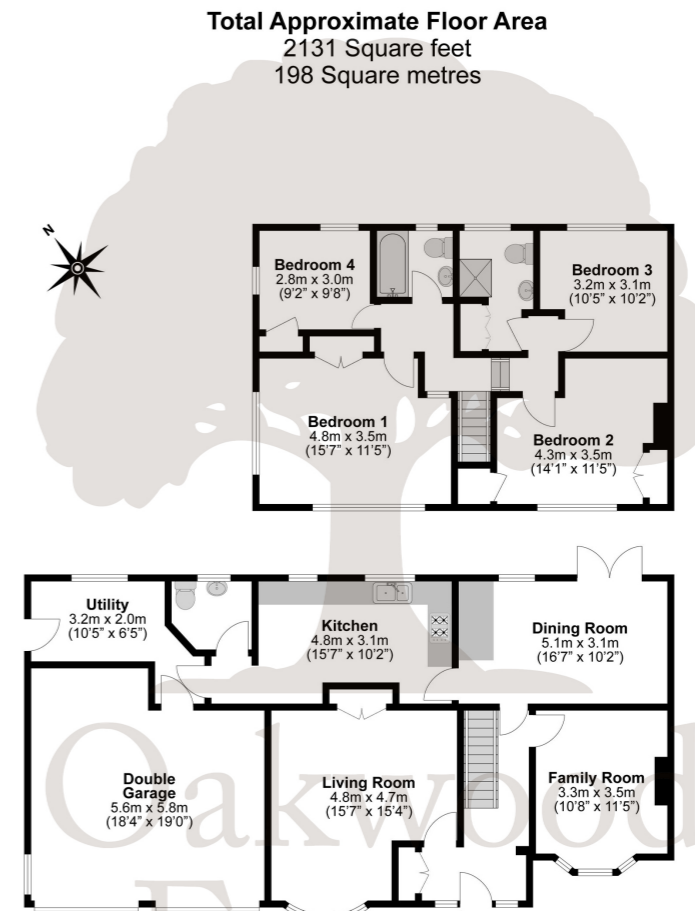


## Property Information

-  **FOUR BEDROOM SEMI-DETACHED FAMILY HOME**
-  **1/3 ACRE PLOT (APPROX.)**
-  **BACKING ONTO OPEN COUNTRYSIDE**
-  **15FT FITTED KITCHEN**
-  **19FT DOUBLE GARAGE**
-  **SUBSTANTIAL CORNER PLOT**
-  **AMPLE SCOPE FOR EXTENSIONS (STPP)**
-  **3 RECEPTION ROOMS**
-  **2 BATHROOMS**
-  **PARKING FOR 4 CARS**

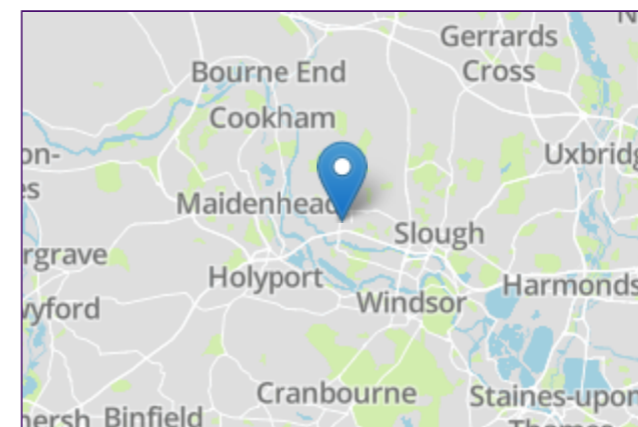
					
<b>x4</b>	<b>x3</b>	<b>x2</b>	<b>x4</b>	<b>Y</b>	<b>Y</b>
<b>Bedrooms</b>	<b>Reception Rooms</b>	<b>Bathrooms</b>	<b>Parking Spaces</b>	<b>Garden</b>	<b>Garage</b>

## 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.



### External

The rear garden, in our opinion, is a particular feature of this property being predominantly laid to lawn with well stocked flower and shrub borders. There is a concrete terrace immediately to the rear of the property and a further paved terrace providing a delightful entertaining space. The whole of the garden enjoys a high degree of privacy and seclusion and provides ample space for further extension, subject to the necessary permissions being obtained.

The property is approached over a driveway providing off street parking (for four cars) leading to the double garage and garden.

Attached Double Width Garage:

19'6 (5.94m) max. narrowing to x 15'6 (4.72m). x 18'6 ( ), with twin up and over doors, window to side aspect, light and power.

### Adaptions

- There is the potential to extend onto the side, rear and/or into the loft (SIP).
- It is worth nothing the property is run on oil heating and includes a septic tank.

### 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.

### Council Tax

Band F