



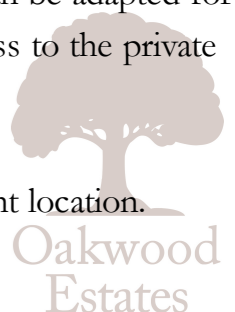
This three bedroom terraced house is offered to the market as well presented and is situated within the sought-after Lent Rise catchment zone and just 0.8 miles from Taplow Train Station (Queen Elizabeth Line). The property offers the potential for a loft conversion (STP).

The ground floor features a 14ft refitted kitchen, a 16ft lounge/diner with laminate wood flooring and access onto the rear garden, and a downstairs cloakroom.

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

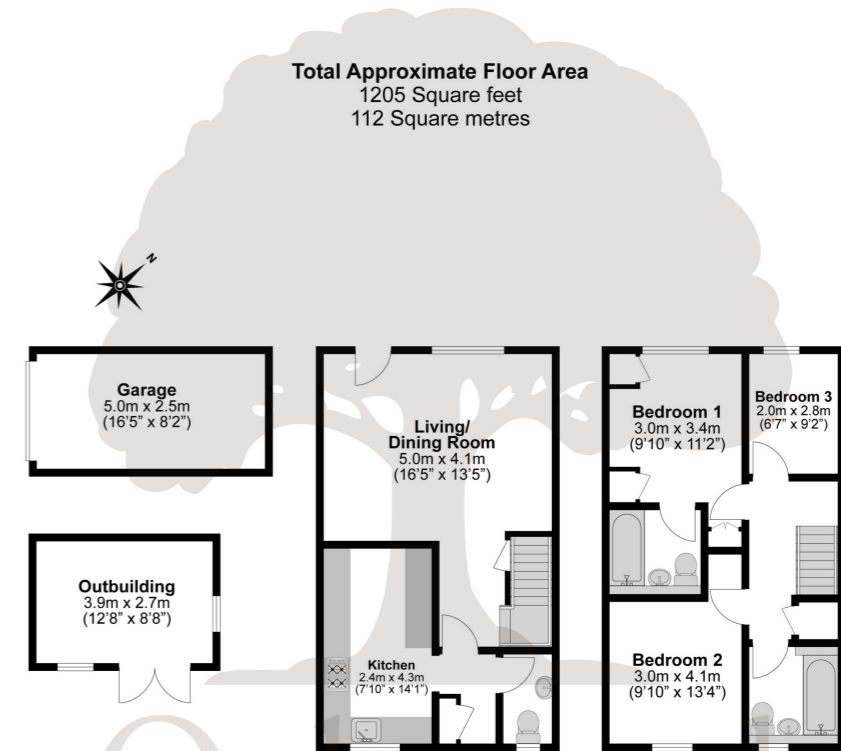
Externally, the rear garden has been landscaped and includes astro-turf and a patio area ideal for summer dining. The garden incorporates a 12ft log cabin with light & power (which can be adapted for use as either a home office or gym). To the rear of the garden there is gate with access to the private parking (for one car) and a 16ft garage in a block.

This property is an excellent family home due to its fine condition and convenient location.



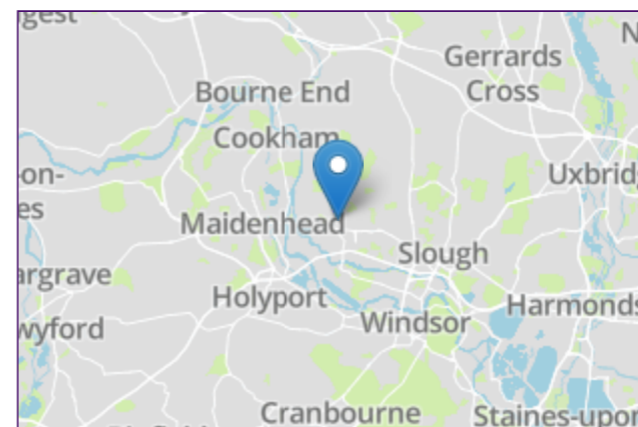
-  THREE BEDROOM TERRACED HOUSE
-  0.8 MILES TO TAPLOW STATION (CROSSRAIL)
-  REFITTED KITCHEN
-  2 BATHROOMS
-  GARDEN WITH 12FT LOG CABIN (HOME OFFICE)
-  LENT RISE SCHOOL / BURNHAM GRAMMAR CATCHMENT ZONES
-  POTENTIAL TO EXTEND INTO LOFT (STP)
-  16FT LOUNGE/DINER
-  DOWNSTAIRS CLOAKROOM
-  16FT GARAGE

					
x3	x1	x2	x1	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	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 has been landscaped and includes astroturf and a patio area ideal for summer dining. The garden incorporates a log cabin with light & power (which can be adapted for use as either a home office or gym). To the rear of the property there is gate with access to the private parking (for one car) and garage in a block.

Adaptions

The property offers the potential for a loft conversion (STP) like neighbouring properties.

Transport Links

- Taplow (0.8 Miles)
- Burnham (1.0 Miles)
- Maidenhead (2.6 Miles)

All of these lines are on the Crossrail terminal which will take trains into Bond Street within 34 Minutes. The M4 (jct 7) is approximately 1.5 miles distant, as is the M40 (jct 2) and these in turn provide access to the M25, M3 and Heathrow Airport. British Rail connections

Bus stops are within walking distance off the Eastfield road leading into Burnham and Slough.

Location

Burnham Village offers good local shopping facilities and the larger centres of Windsor, Maidenhead, Beaconsfield and High Wycombe are within easy reach and offer more extensive 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 D