



If you are looking for a home bursting with character throughout but also having the benefit of modern features such as the stunning kitchen/diner then this is the home for you.

Located on Fairview Road in Taplow, a quiet cul de sac perfect for young families, is this THREE bedroom semi-detached home that really does offer it all. As you pass through the entrance into the hall way you will immediately notice the stunning original flooring and high ceilings which is only the beginning of the character features that immerse this period home. The ground floor comprises of a large open living room which is larger than average with bonus features such as an open fire place perfect for a log burner, the fire place consists of exposed brickwork which just further captures the character of this home. As you make your way through the dining area you will enter into the extension that was only completed 4 years ago. This extension is home to the NEW modern kitchen with integrated appliances & underfloor heating. The rear wall of the property has been constructed of full width bi-fold doors which completely floods the downstairs in natural light as well as providing access to the charming private rear garden. The original kitchen has since been replaced by a utilities area and second shower room with WC.

The first floor is home to all THREE bedrooms, family bathroom and access into the loft. The loft space offers potential to extend stpp in the future. With Taplow train station, Lent Rise School, Bishops shopping centre & M4 Junction 7 all being on your doorstep you truly cannot find a better location.



Property Information

-  THREE BEDROOMS
-  STUNNING OPEN PLAN KITCHEN/DINER
-  0.5 MILES TO TAPLOW STATION (CROSSRAIL)
-  CUL DE SAC LOCATION
-  SEMI-DETACHED CHARACTER HOME
-  EXTENDED TO THE REAR
-  BEAUTIFUL CHARACTER FEATURES
-  LANDSCAPED REAR GARDEN
-  0.7 MILES TO LENT RISE SCHOOL

					
x3	x1	x2	0	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Transport Links

NEAREST STATIONS:

- Taplow (0.6 miles)
- Burnham (1.6 miles)
- Maidenhead (2.2 miles)

The M4 (jct 7) is approximately 3 miles distant, as is the M40 (jct 2) and these in turn provide access to the M25, M3 and Heathrow Airport. British Rail connections to Paddington are available from Burnham and Maidenhead.

Location

Taplow Station is one of the stations to be served by Crossrail 'The Elizabeth Line' will travel through London connecting Reading in the west and to Shenfield in the east meaning the heart of the West End (Bond Street) will be 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

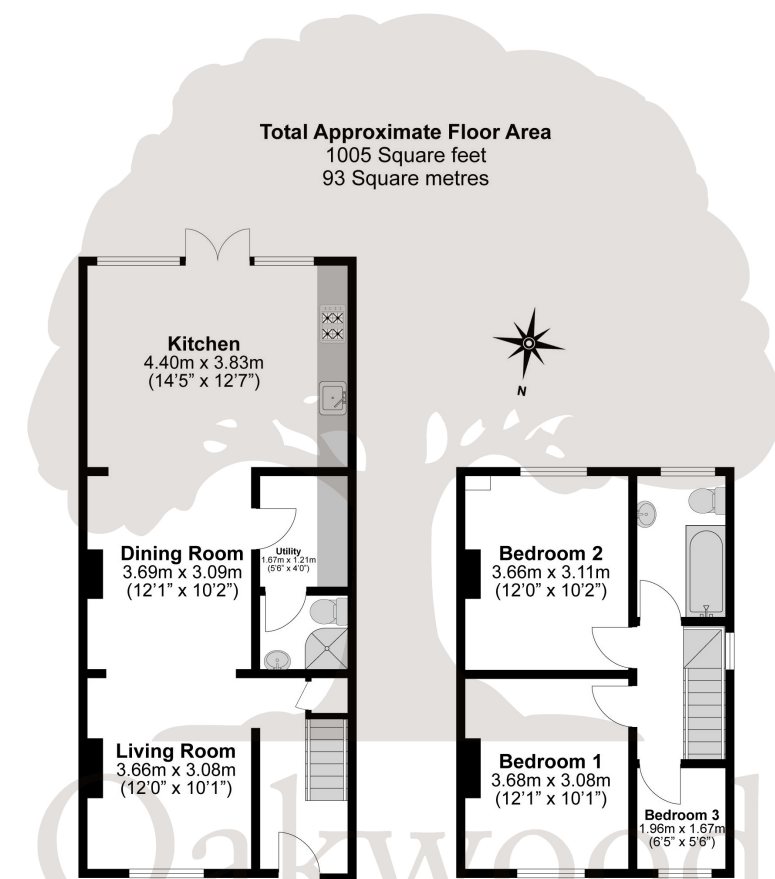
and local shops in and around the Nicholson Shopping Centre, as well as sports facilities and night-life venues.

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. There are several good golf courses within a close proximity.

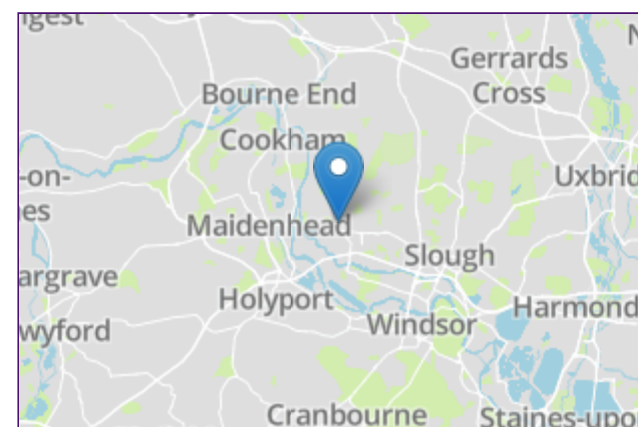
Council Tax

Band D

Floor Plan



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		
(69-80)	C		79
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			