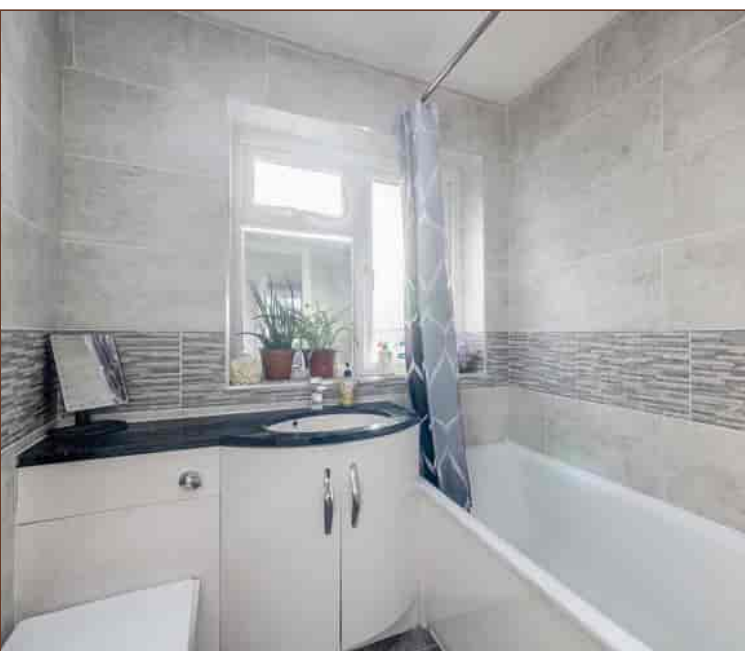




Abbotts Way is a popular area with families looking to take advantage of the wonderful local school catchments. The area is just a short walk from Mercian Way Park which provides a lovely green space for the entire family to enjoy. Burnham train station is just 0.6 miles away and provides direct commuting links into Central London via the Elizabeth Line.

The property itself is beautifully presented and is ready for the next family to move straight in. The ground floor has been heavily extended to the rear and as a result there is a huge 22 ft lounge and large kitchen / diner to the rear of the property. The kitchen is integrated with all modern appliances. There is also an additional room to the front that can be used as a potential fourth bedroom or second family lounge, a downstairs bathroom completes the ground floor. Upstairs is home to the remaining THREE good size bedrooms and main family bathroom.

To the rear there is a private garden which is mainly laid to lawn, the garden houses an outbuilding which is ideal to be used as a home office or home gym etc. This wonderful family home is completely FREEHOLD.



Property Information



THREE/FOUR BEDROOMS



TWO RECEPTION ROOMS



0.6 MILES TO BURNHAM TRAIN STATION
(ELIZABETH LINE)



OUTBUILDING WITH POTENTIAL FOR
HOME OFFICE



SEMI-DETACHED HOUSE



TWO BATHROOMS



PRIVATE AND ENCLOSED REAR GERDEN



GOOD CONDITION THROUGHOUT



x4

Bedrooms



x2

Reception Rooms



x2

Bathrooms



0

Parking Spaces



Y

Garden



N

Garage

TRANSPORT LINKS

Nearest stations:
Burnham (0.6 mi)
Taplow (1.5 mi)
Slough (2.5 mi)

Conveniently located 0.3 mile to the M4 Junction 7, which offers easy access into London, Heathrow Airport, Slough Town Centre, Maidenhead, Reading and High Wycombe. Cippenham Village boasts a wealth of Shops and Retail Parks including Asda Supermarket, Marks & Spencer Supermarket, Next, Argos, B&Q Superstore, Boots Superstore and Mothercare . A direct trainline to London Waterloo is available via Windsor & Eton Riverside station.

LOCATION

The property is perfectly situated within the catchment of popular Cippenham/Burnham/Slough schools and within a 10 minute walk to Burnham train station (Main Paddington Line and Crossrail Station - 20 minutes to London). Three major supermarkets are located within a very short proximity, local shops are a couple of minutes walk as is the Thames river, for those wishing to cycle, walk or perhaps run into Maidenhead, Dorney, Eton & Windsor centre. Junction 6 of the M4 is a 5 minute drive, providing easy access to Heathrow Airport, Central London and the M25/M40 motorway network. Windsor town centre with its high street, shops, restaurants, leisure facilities & the famous long walk is a mere 10 minute drive.

SCHOOLS

PRIMARY SCHOOLS:

Cippenham School - 0.2 Miles Away

State School

Priory School - 0.7 Miles Away
State School

Our Lady Of Peace Catholic School - 0.7 Miles Away
State School

Western House Academy - 0.7 Miles Away
State School

SECONDARY SCHOOLS

Burnham Grammar School - 0.9 Miles Away
State School

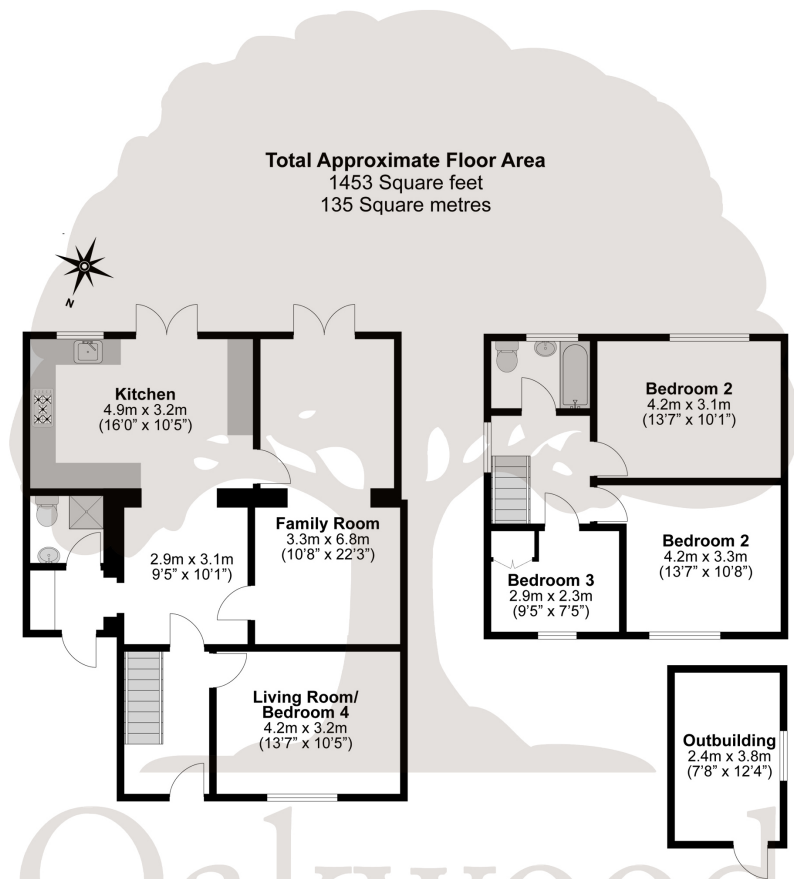
Al Madani Grammar School - 0.2 Miles Away
Independent School

Haybrook College - 0.6 Miles Away
State school

The Westgate School - 1.1 Miles Away
State School

Council Tax
Band D

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.

