



This fantastic semi-detached family home has been maintained to an exceptionally high standard by the existing owners. The house has three spacious bedrooms, a kitchen / breakfast room which open onto a large conservatory which in turn opens onto a wonderful private rear garden.

The property has a useful lean to at the side along with a garage and parking to the rear. There is potential to extend (stpp) as many neighbours have done in the road which would only add to the desirability of this family home.



Property Information

-  THREE SPACIOUS BEDROOMS
-  CONSERVATORY
-  PRIVATE & SECLUDED REAR GARDEN
-  POTENTIAL TO EXTEND (STPP)
-  KITCHEN / BREAKFAST ROOM
-  GARAGE
-  CLOSE TO LOCAL SCHOOLS

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

Education

- PRIMARY SCHOOLS:
- Lynch Hill School Primary Academy
0.5 miles away State school
- Priory School
1.2 miles away State school
- Our Lady of Peace Catholic Primary and Nursery School
1.3 miles away State school
- Claycots School
0.5 miles away State school
- St Peter's Church of England Primary School
1.6 miles away State school

- SECONDARY SCHOOLS:
- Burnham Grammar School
1.0 miles away State school

- Haybrook College
1.2 miles away State school

- Al-Madani Independent Grammar School
1.7 miles away Independent school

- Beechwood School
0.4 miles away State school

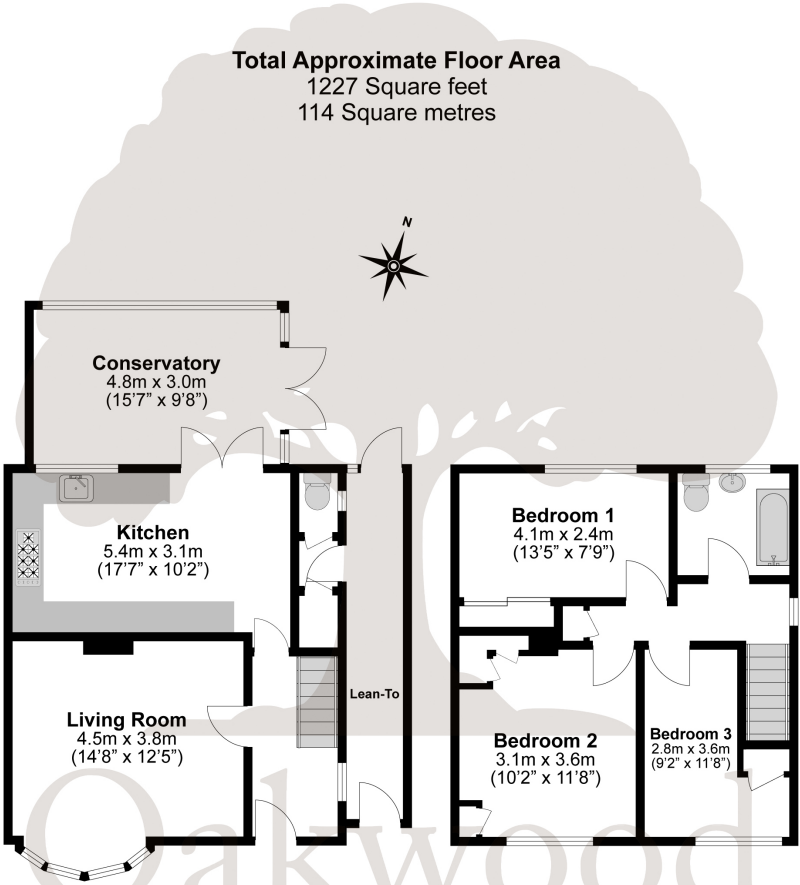
Transport Links

- Nearest stations:
- Burnham (1.2 miles)
Taplow (2.4 miles)
Slough (2.5 miles)
- The M4 (jct 7) is approximately 2 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. A direct train into London Waterloo is also available via Windsor & Eton Riverside station.

Council Tax

Band C

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	