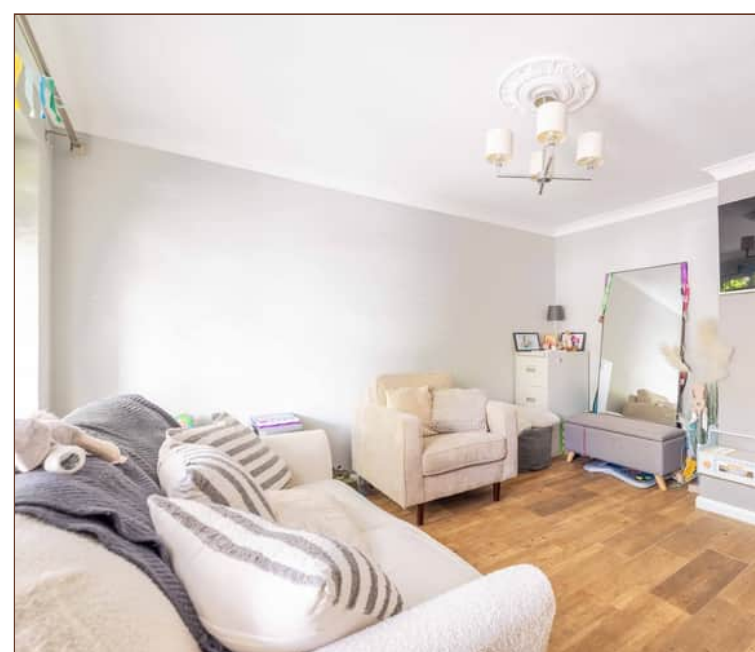




A substantial extended four-bedroom semi-detached family home, offering approximately 1,776 sq ft of well-proportioned accommodation arranged over two floors.

The property provides an excellent combination of versatile living space, generous bedrooms and a particularly impressive rear garden, making it ideally suited to modern family life.

On entering, the property opens into a welcoming hallway with access to the principal ground-floor rooms and stairs rising to the first floor. To the front is a spacious living room measuring approximately 16'4" x 12'1", providing a comfortable and inviting space for relaxing. The second reception room, currently used as a family room, measures approximately 12'8" x 11'8", offering excellent flexibility as a playroom, home office or additional sitting room.

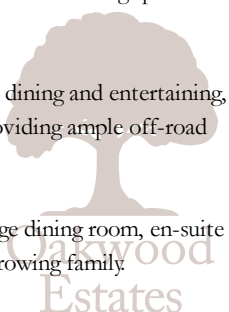
A particular feature of the ground floor is the very large dining room, measuring approximately 16'7" x 11'8". This impressive room provides ample space for a substantial dining table and is ideally suited to entertaining, while benefiting from excellent natural light. The property also features a well-appointed kitchen measuring approximately 18'4" x 10'2", fitted with a comprehensive range of wall and base units, ample work surface and space for a breakfast area.

A separate utility room provides additional practical storage and workspace, while a convenient ground-floor cloakroom/WC completes the downstairs accommodation.

To the first floor are four well-proportioned bedrooms, with the principal bedroom measuring approximately 11'8" x 11'1" and benefiting from its own en-suite facilities. The remaining three bedrooms provide excellent flexibility for family members, guests or those requiring dedicated home-working space. The first floor is further served by a family bathroom.

Externally, the property benefits from a large and established rear garden, featuring a substantial paved patio area ideal for outdoor dining and entertaining, together with lawned areas, mature planting and a useful garden shed. To the front, there is a generous block-paved driveway providing ample off-road parking.

This is a generously proportioned family home offering versatile living accommodation, four bedrooms, two reception rooms, a large dining room, en-suite facilities and an impressive garden. The combination of space and layout makes this a particularly practical home for a growing family.



Property Information

- 

FOUR BEDROOMS
- 

THREE RECEPTION ROOMS
- 

MASTER BEDROOM WITH ENSUITE
- 

0.7 MILES FROM BURNHAM GRAMMAR SCHOOL
- 

LARGE DRIVEWAY
- 

EXTENDED
- 

SEPARATE UTILITY ROOM
- 

GROUND FLOOR CLOAKROOM / WC
- 

0.6 MILES TO BURNHAM STATION (ELIZABETH LINE)
- 

LARGE REAR GARDEN



x4

Bedrooms



x3

Reception Rooms



x3

Bathrooms



x5

Parking Spaces



Y

Garden



N

Garage

Location | Schools | Transport

Averil Court is ideally situated in the popular Taplow area, offering excellent access to local amenities, schools and transport links, with both Maidenhead and Slough easily accessible.

There is an excellent choice of schools nearby, including Our Lady of Peace Catholic Primary & Nursery School (0.3 miles), Priory School (0.4 miles), Lent Rise School (0.4 miles), Burnham Park Academy (0.4 miles) and Burnham Grammar School (0.7 miles).

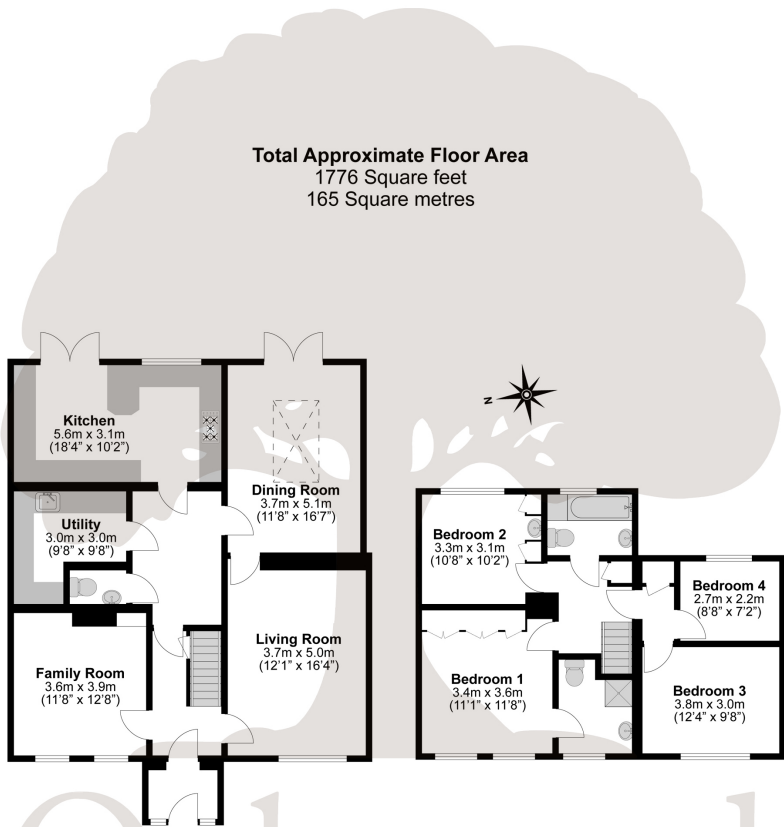
For commuters, Burnham Station is approximately 0.6 miles away, with Taplow Station around 0.9 miles away, both offering Elizabeth line services towards London, Heathrow, Reading and Maidenhead. Everyday shopping is well catered for, with Sainsbury's approximately 0.5 miles away and Tesco and a selection of shops, cafés and restaurants available at The Bishop Centre.

Maidenhead town centre is approximately 3 miles away, while Windsor, Slough and Burnham are also within easy reach. The M4 is readily accessible, providing convenient connections to Heathrow Airport, Central London, the M25 and wider motorway network. The surrounding area also offers attractive countryside, riverside walks and easy access to Cliveden, making this an excellent location for both commuters and families.

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.

