



# HAG HILL RISE

## TAPLOW, SL6 0LS

**£450,000**

Nestled in the tranquil neighbourhood of Hag Hill Rise, Taplow, this stunning three-bedroom semi-detached family home offers a perfect blend of modern living and potential for future expansion. The property boasts two spacious reception rooms, providing ample space for family gatherings and entertaining guests. The contemporary design throughout the home ensures a bright and welcoming atmosphere.

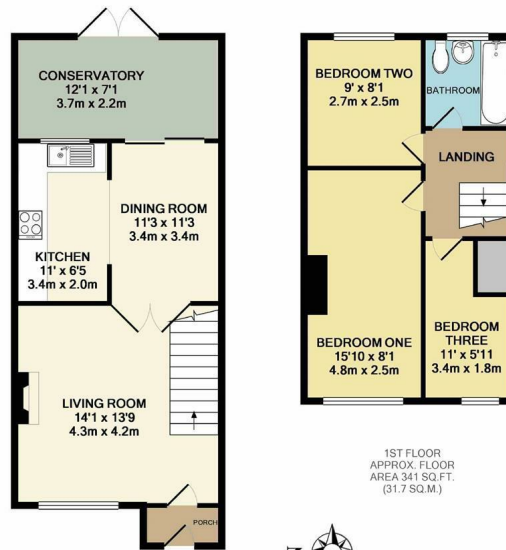


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 Cameron King Estate  1  2

 3 **EPC E**

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GROUND FLOOR  
APPROX. FLOOR  
AREA 462 SQ.FT.  
(42.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 341 SQ.FT.  
(31.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 802 SQ.FT. (74.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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The property features a well-appointed bathroom and three comfortable bedrooms, making it ideal for families of all sizes. One of the standout features is the large private rear garden, perfect for children to play in or for hosting summer barbecues. Additionally, the garage and driveway parking for up to five vehicles provide convenience and ease for busy households.

This home is situated within the catchment area of the highly regarded Lent Rise and Burnham Grammar Schools, making it an excellent choice for families prioritising education. For commuters, Taplow Rail Station is just 0.4 miles away, part of the future Crossrail development, ensuring easy access to London and beyond. Furthermore, the M4 Motorway (Junction 7) is easily accessible, making travel straightforward.

With its modern design, generous outdoor space, and potential to extend (subject to planning permission), this property is a rare find in a quiet area of Taplow. Whether you are looking for a family home or an investment opportunity, this semi-detached house is sure to impress. Do not miss the chance to make this delightful property your own.

- DRIVEWAY PARKING FOR 3 CARS
- 0.4 MILES FROM TAPLOW RAIL STATION (PART OF FUTURE CROSS RAIL DEVELOPMENT)
- WITHIN CATCHMENT OF LENT RISE AND BURNHAM GRAMMAR SCHOOLS
- EASY ACCESS TO M4 MOTORWAY (JUNCTION 7)
- SHORT DRIVE TO SAINBURYS AND TESCO SUPERMARKETS
- POTENTIAL TO EXTENT (STPP)
- 3 BEDROOM SEMI DETACHED HOUSE
- 2 RECEPTION ROOMS + SEPARATE KITCHEN AND DINER



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