



# SIMMONS & SON



**Mallard Drive, Cippenham, SL1 5BW**

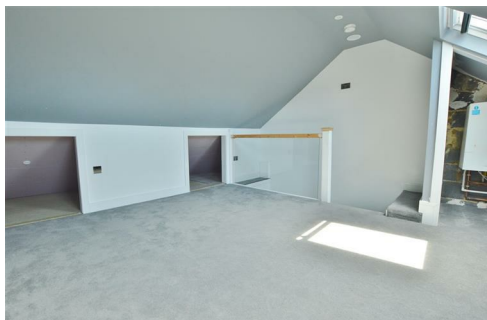
**Offers In Excess Of £525,000 Freehold**

Located in Mallard Drive, Cippenham, this charming semi-detached house offers a perfect blend of comfort and convenience. With five well-proportioned bedrooms, this extended property is ideal for families seeking ample living space. The house is in good condition throughout, ensuring a welcoming atmosphere from the moment you step inside.

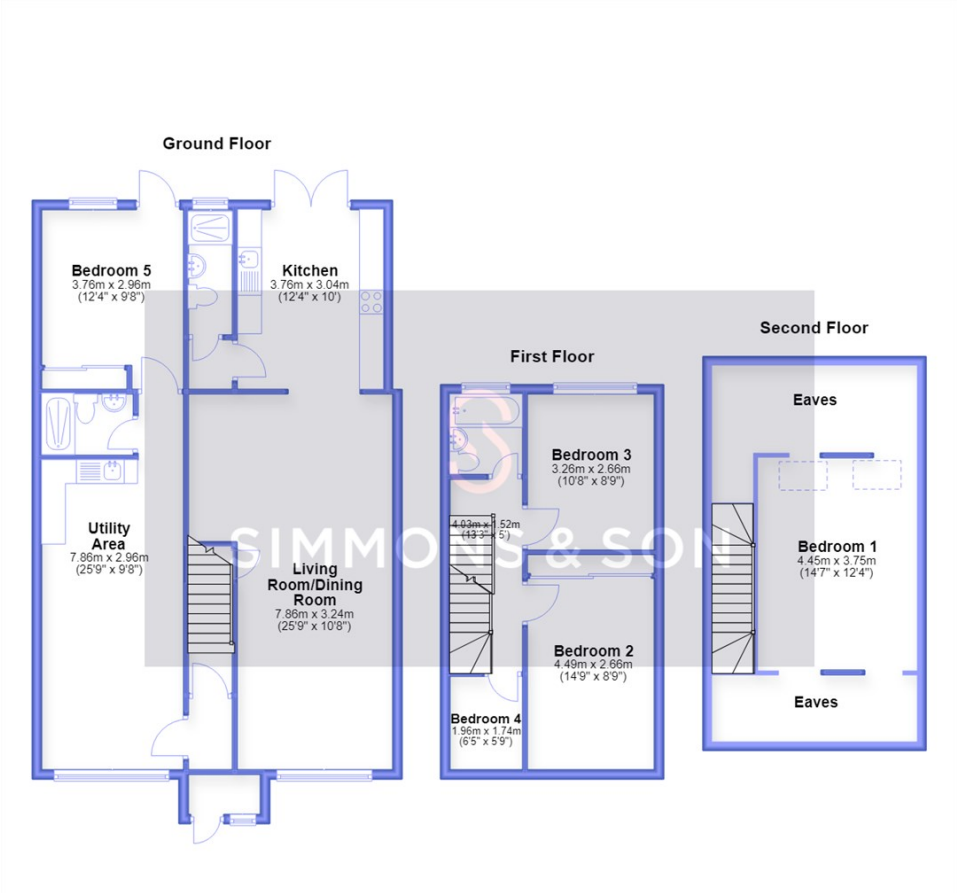
The property features a spacious reception room, perfect for relaxing or entertaining guests. The well-appointed bathroom caters to the needs of a busy household, while the additional bedrooms provide flexibility for family living or home office space.

One of the standout features of this home is the driveway parking, offering convenience for residents and visitors alike. The location is particularly appealing, as it is situated close to local schools and amenities, making daily life easier for families and professionals.

This semi-detached house on Mallard Drive presents an excellent opportunity for those looking to settle in a vibrant community with easy access to essential services and recreational facilities. Whether you are a first-time buyer or seeking a family home, this property is sure to meet your needs. Don't miss the chance to make this lovely house your new home.



Mallard Drive, Cippenham, Berkshire, SL1 5BW



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of a valuation or for any legal purpose.  
Plan produced using PlanUp.

- Five Bedroom Semi-Detached
- Self Contained Annexe
- Heavily Extended
- Walking Distance To Burnham Train station
- Driveway Parking
- Close To Local Schools & Amenities
- No Onward Chain
- EPC:C
- Good Condition Throughout
- Council Tax Band: D



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) 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 & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

These particulars are intended as a general guide only and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility. Intending purchasers or tenants should satisfy themselves as to the accuracy of all statements and representations before entering into any agreement. We have not carried out a survey or checked the services, appliances or fixtures and fittings. Room dimensions should not be relied upon for carpets or furnishings. No employee or partner of B Simmons & Son has authority to make or give any representation or warranty in relation to the property. All negotiations for this purchase must be made through B Simmons & Son.