



**ALPHA, HAG HILL LANE, TAPLOW**  
**PRICE: OFFERS IN EXCESS OF £650,000 FREEHOLD**

**am** ANDREW  
MILSON



**ALPHA  
HAG HILL LANE  
TAPLOW  
BUCKS SL6 0LR**

**PRICE: O.I.E.O. £650,000 FREEHOLD**

A good sized 1950's built extended semi-detached house in pristine order throughout with double garage and extensive parking set in very convenient location.

**THREE BEDROOMS: FAMILY BATHROOM:  
DOUBLE ASPECT  
THROUGH LIVING ROOM:  
CLOAKROOM: UTILITY ROOM:  
BESPOKE HIGH QUALITY FITTED  
KITCHEN/BREAKFAST ROOM:  
GAS CENTRAL HEATING:  
DOUBLE GLAZING: DOUBLE GARAGE:  
DRIVEWAY PARKING FOR SEVERAL  
VEHICLES:  
LANDSCAPED SIDE AND SOUTH FACING  
REAR GARDENS WITH HIGH DEGREE OF  
PRIVACY:  
CONVENIENT LOCATION**

**TO BE SOLD** Alpha is a good sized 1950's built semi-detached house which has been the subject of a well thought out refurbishment and extension with large double glazed windows throughout giving light and airy accommodation. The extremely well designed extension provides a bespoke quality fitted kitchen with dining area under a featured vaulted ceiling with double glazed bifold doors to the outside. The through lounge is double aspect with windows to front and double glazed casement doors to the rear. The three bedrooms are of a good size with large double glazed windows. To the front of the property is a large area of blocked bricked paviour driveway with parking for several vehicles leading to a detached double garage with fully automatic up and over door and roof storage space. A tall fence screens

the side and rear gardens which offer a high degree of privacy and are pleasantly landscaped. Hag Hill Lane is a 'backwater' road in a very convenient location for M4 motorway and Taplow railway station with fast services to central London via the Elizabeth Line. There are a range of local shops and retail outlets close at hand.

The accommodation in further detail comprises:

Hardwood front door with leaded light inset and side panel to **LOBBY** with attractive chequered tiled flooring, deep walk in understairs cupboard with double glazed window and power, glass panelled doors to

**HALLWAY** with attractive parquet flooring, radiator, stairs to first floor



**THROUGH LIVING ROOM** double aspect with double glazed window to front and double glazed casement doors and side panels to garden at rear, two radiators, coved ceiling, attractive feature limestone fireplace with gas coal effect fire, parquet flooring throughout, wall light points.

**INNER LOBBY** with

**CLOAKROOM:** with double glazed window to rear, low level WC, washbasin in vanity cupboard, mosaic tile splashback, radiator, tiled flooring,

attractive down light, wall mounted gas central heating boiler.



**KITCHEN / DINING ROOM** a well-designed space with high vaulted ceiling and double glazed windows to rear and double glazed triple bi-fold door to outside giving much light, bespoke fitted kitchen with cream coloured fronts with an abundance of cupboards and drawers include a shuttered larder, built in Caple appliances including a five ring gas hob with feature extractor unit over, and built in twin electric ovens, built in full height fridge freezer, built in washing machine, large island unit with one and half bowl stainless steel sink unit, built in dishwasher and breakfast bar all with quality granite work surfaces over, slate effect tiled flooring throughout, underfloor heating,

**LANDING** spacious L-shaped with double glazed window to front and a range of fitted shelving and display units, airing cupboard with hot water cylinder.



**BEDROOM ONE** double glazed bay window to front, radiator, coved ceiling, downlights, excellent range of five door fitted wardrobe and bedroom units with drawers and dressing table.



**BEDROOM TWO** double glazed window to rear, seven door fitted wardrobe and fitted drawers and downlights, coved ceiling, radiator.

**BEDROOM THREE** double glazed window to rear with radiator, coved ceiling.



**FAMILY BATHROOM** quality fitted suite of low WC and wash basin in combination unit with concealed cistern and surface over and vanity cupboard, double glazed window to side, panel bath with screen and shower unit, fully tiled wall and floor, extractor fan, chromium heated towel rail.

### OUTSIDE

**TO THE FRONT** is a large sweeping block paviour driveway with parking for several vehicles leading to a detached double garage with remote controlled up and over door with power and light, mature shrub and flower beds with low brick wall to front, tall fencing with gated access providing screening to **SIDE GARDEN** extensive timber decking, outside lights and gravelled area with raised planters and garden shed leading to



**REAR GARDEN** South facing and chiefly laid to lawn with paved patio area and timber decking with outside lights, tall fencing giving a degree of privacy, electrically operated awning.

**AC00003413**

**EPC BAND: D**

**COUNCIL TAX BAND: BAND E:**

**DIRECTIONS:** Follow sat nav directions to postcode SL6 0LR and Alpha is the first house on the right from the A4 Bath Road end

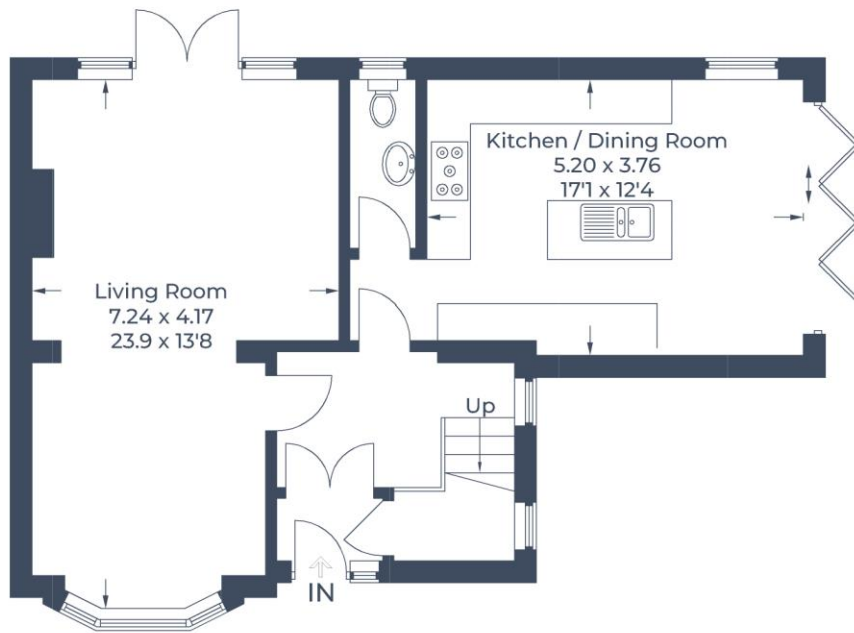
**VIEWING.** Please arrange to view with our **Cookham Office on 01628 531222.** We shall be pleased to accompany you on your inspection.

### MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale. For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed, nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

**Letting and Management:** We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details

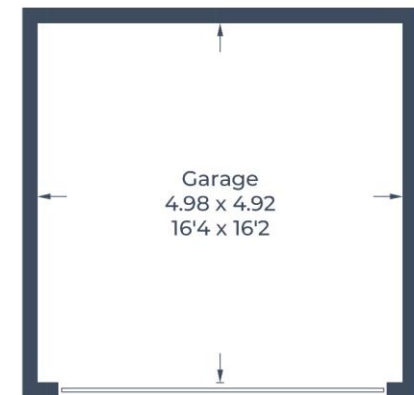
Approximate Gross Internal Area  
Ground Floor = 60.3 sq m / 649 sq ft  
First Floor = 44.5 sq m / 479 sq ft  
Garage = 24.5 sq m / 264 sq ft  
Total = 129.3 sq m / 1,392 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual  
Location / Orientation)

Illustration for identification purposes only,  
measurements are approximate, not to scale.

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