

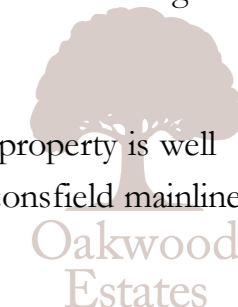
This two bedroom semi-detached bungalow is nicely positioned on a quiet cul-de-sac location and just a short commute from Burnham Rail Station (Queen Elizabeth Line). The property is set on a spacious plot and offers the potential to extend onto the side and/or into the loft (STP).

The layout features a 14ft living room with rear access onto the garden, an 11ft fitted kitchen, a shower room, two well-sized bedrooms and an entrance hall.

To the first floor there is a loft/bonus room (which could be adapted for use as a home office) incorporating the recently installed boiler (2022).

Externally, the east-facing rear garden is mainly paved and incorporates a 22ft garage/workshop and further timber shed (for storage). To the front there is off street parking for up to four cars with gated side access.

The surrounding area provides excellent schooling for children of all ages and the property is well placed for the M4 at Slough and the M40 junction 2 at Beaconsfield Old Town. Beaconsfield mainline station offers a direct route into Marylebone, London.

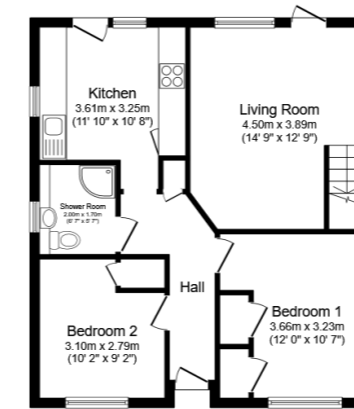


Property Information

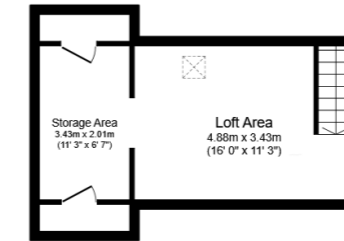
-  TWO BEDROOM SEMI-DETACHED BUNGALOW
-  SPACIOUS PLOT
-  14FT LIVING ROOM
-  SHOWER ROOM
-  22FT GARAGE/WORKSHOP
-  SHORT COMMUTE TO BURNHAM STATION (CROSS RAIL)
-  POTENTIAL TO EXTEND ONTO SIDE/INTO LOFT (STP)
-  11FT KITCHEN
-  LOFT/BONUS ROOM
-  PARKING FOR 4 CARS

| | | | | | |
|--|---|---|---|---|---|
|  |  |  |  |  |  |
| x2 | x1 | x1 | x4 | Y | Y |
| Bedrooms | Reception Rooms | Bathrooms | Parking Spaces | Garden | Garage |

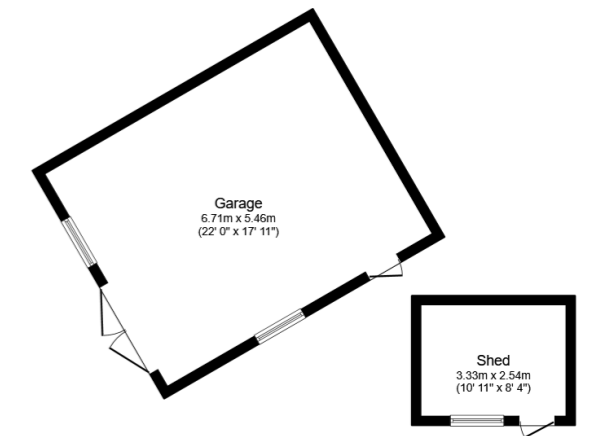
Floor Plan



Ground Floor
Floor area 59.3 m² (638 sq.ft.)



First Floor
Floor area 24.4 m² (263 sq.ft.)



Outbuilding
Floor area 37.1 m² (400 sq.ft.)

TOTAL: 120.8 m² (1,301 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.

External

The east-facing rear garden is mainly paved and incorporates a 22ft garage/workshop and further timber shed (for storage). To the front there is off street parking for up to four cars with gated side access.

Adaptions

The property offers the potential to extend onto the side and/or into the loft (STP).

Transport Links

Nearest stations:
Burnham (1.1 miles)
Taplow (1.4 miles)

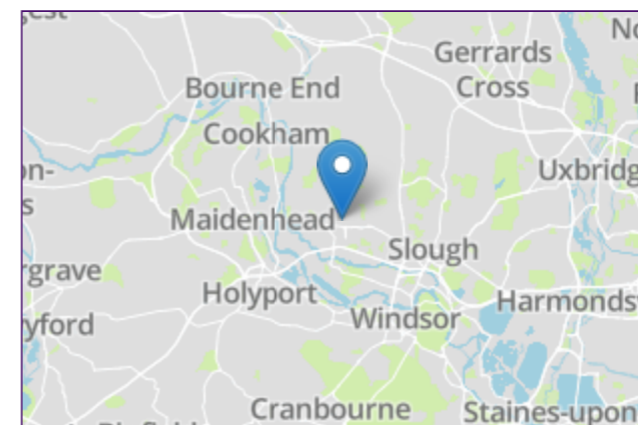
The property is well placed for the M4 at Slough and the M40 junction 2 at Beaconsfield Old Town.

Location

The property is situated within the catchment area of some very popular schools. Burnham train station (Main Paddington Line and upcoming Crossrail Station, 20 minutes into London) is within walking distance. Three major supermarkets are located within a very short proximity, local shops are a couple of minutes' walk as is the Thames river, for those wishing to cycle, walk or perhaps run into Maidenhead, Dorney, Eton & Windsor centre. Junction 7 of the M4 is a 5 minute drive, providing easy access to Heathrow Airport, Central London and the M25/M40 motorway network. Windsor town centre with its high street, shops, restaurants, leisure facilities & the famous long walk is a 10 minute drive.

Council Tax

Band D



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 74 |
| (55-68) | D | | |
| (39-54) | E | 54 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |
| <small>EU Directive 2002/91/EC</small> | | | |