






This FREEHOLD property offers everything that you need to make this house your long term family home. Situated perfectly in a sought after residential area within walking distance of Burnham train station (Elizabeth Line) and the ever in demand Lynch Hill Academy School.

The current owners have done a fantastic job inside the property and have completely reconfigured the downstairs layout. This now means that all the living space has been utilised and provides ample living space for the entire family. A new spacious kitchen has also been put in. Upstairs is home to the THREE large bedrooms and family bathroom. Maintained to a very high order and ready for the next family to move straight in.

External space comes in the form of a driveway which provides off street parking for FOUR cars and a private rear garden. The rear garden is extremely low maintenance and offers potential to extend stpp.



Property Information

-  DRIVEWAY PARKING
-  RECENTLY RENOVATED THROUGHOUT
-  THREE BEDROOMS
-  0.4 MILES TO LYNCH HILL ACADEMY
-  FREEHOLD
-  POTENTIAL TO EXTEND STPP
-  GOOD SCHOOL CATCHMENT AREA
-  0.8 MILES TO BURNHAM TRAIN STATION

					
x3	x1	x1	x4	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Transport Links

Nearest stations:

- Burnham (0.8 miles)
- Taplow (2.2 miles)
- Slough (2.9 miles)

The M4 (jct 7) is approximately 3 miles distant, as is the M40 (jct 2) and these in turn provide access to the M25, M3 and Heathrow Airport. British Rail connections to Paddington are available from Burnham and Maidenhead.

Location

Slough offers a good range of shops for day-to-day needs while further more shopping facilities can be found in nearby Maidenhead, Windsor and Beaconsfield. An abundance of sporting facilities in the area including Cliveden Reach which is regarded as one of the most beautiful stretches of the River Thames for boating and fishing. In addition to Nashdom's own parkland there are many attractive walks in the grounds of Cliveden and at Burnham Beeches.

Schools

PRIMARY SCHOOLS:

Lynch Hill School Primary Academy
0.4 miles away State school

Priory School
0.9 miles away State school

Our Lady of Peace Catholic Primary and Nursery School
1.0 miles away State school

Claycots School
0.9 miles away State school

St Peter's Church of England Primary School
1.4 miles away State school

SECONDARY SCHOOLS:
Burnham Grammar School
0.9 miles away State school

Haybrook College
1.0 miles away State school

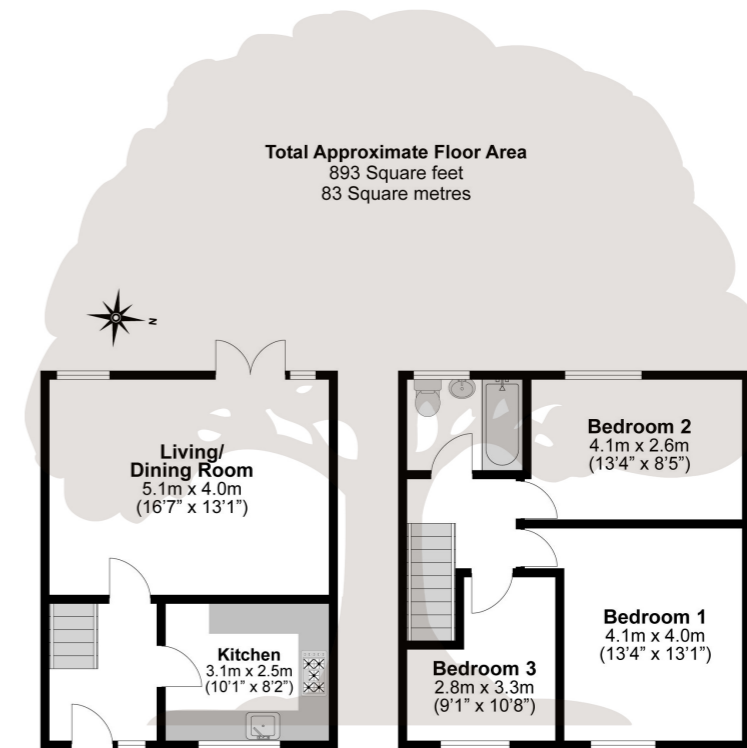
Al-Madani Independent Grammar School
0.8 miles away Independent school

Beechwood School
1.2 miles away State school

Council Tax

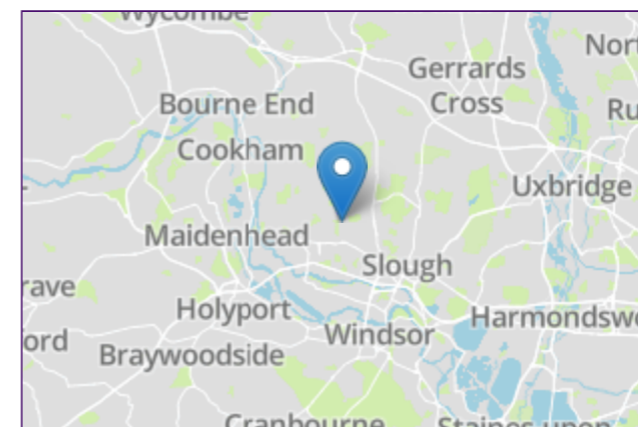
Band C

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	