

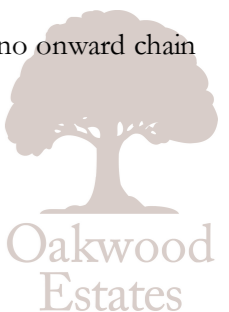
This extended four double bedroom detached family home is located on a rarely available sought after cul-de-sac and within 0.5 miles of Burnham Train Station (Cross Rail) and just a short walk to Burnham Grammar School. The property is nicely positioned on a wide corner plot offering potential for further extension onto the rear and/or side (STP).

The living accommodation is spacious with the total property size measuring up to approximately 2099 sqft. The ground floor features three reception rooms with the inclusion of a 27ft formal living room, a 12ft dining room and a 15ft conservatory. There is also a 15ft kitchen/breakfast room with a breakfast bar, an entrance hall and a downstairs cloakroom.

To the first floor there are four double-sized bedrooms with the master bedroom benefiting from an ensuite shower room and fitted wardrobes in addition to a four piece family bathroom.

Externally the generous rear garden is mainly laid to lawn and has plenty of width. It is well enclosed due to its tall tree and hedge rows providing plenty of privacy. The garden incorporates a timber shed (storage) and there is a large patio area ideal for summer dining. To the front there is off street parking for three cars in addition to a 16ft double garage.

This property is an excellent family purchase due to its generous size and convenient location. There is no onward chain allowing for the possibility of a quick sale.



## Property Information

-  FOUR DOUBLE BEDROOM DETACHED FAMILY HOME
-  SOUGHT AFTER CUL-DE-SAC
-  27FT LIVING ROOM
-  12FT DINING ROOM
-  POTENTIAL TO EXTEND (STP)
-  NO CHAIN
-  WIDER CORNER PLOT (APPROX. 0.25 ACRE)
-  SHORT WALK TO BURNHAM RAIL STATION/GRAMMAR SCHOOL
-  15FT CONSERVATORY
-  1 BATHROOM/1 ENSUITE
-  16FT DOUBLE GARAGE

					
x4	x3	x2	x3	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

### External

The generous rear garden (approx 0.25 acre) is mainly laid to lawn and has plenty of width. It is well enclosed due to its tall tree and hedge rows providing plenty of privacy. The garden incorporates a timber shed (storage) and there is a large patio area ideal for summer dining. To the front there is off street parking for three cars in addition to a 16ft double garage and side access to the rear of the property.

### Location

Burnham Village offers good local shopping facilities and the larger centres of Beaconsfield, Slough and Maidenhead are within easy reach and offer more extensive facilities. The M40 (junction 2) can be joined at Beaconsfield linking with the M25. The M4 (junction 7 approximately two miles away) also provides access to the M25 and the national road network giving access to London, Heathrow and the west. There is a mainline railway station in Burnham, offering services to Paddington and from Beaconsfield there is a service to Marylebone. Burnham is included within the Crossrail scheme.

### Train Stations:

- Burnham (0.4 miles)
- Taplow (1.4 miles)
- Maidenhead (2.8 miles)

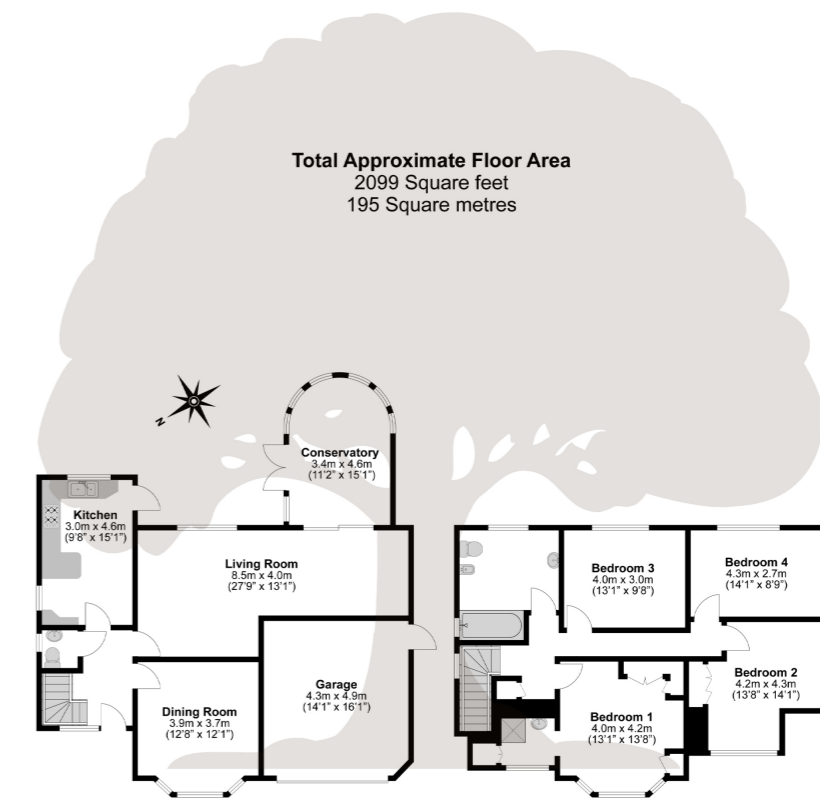
### Education/Leisure

The surrounding area provides excellent schooling for children of all ages both in the private and state sector, the state sector still being run on the popular grammar school system. Sporting/leisure facilities abound in the area with many notable golf courses, riding and walking in Burnham Beeches. Cliveden, the famous National Trust property is nearby and there are numerous sports clubs including tennis, rugby and football, various fitness centres and racing at Ascot and Windsor. The River Thames, Jubilee River and Dorney Lake are within easy reach, being less than two miles away.

### Council Tax

Band G

## 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.

