



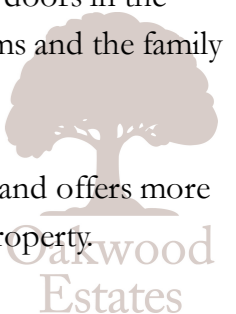
Norelands Drive is a quiet cul de sac located in the heart of Burnham Village, only 0.2 miles to Burnham High Street. A highly sought after area popular with families of all ages due to the excellent local school catchments. Schools such as St Peter's CofE School, Our Lady Of Peace School and Burnham Grammar School are all a short walk away. Burnham train station offers a direct line into Central London via the Elizabeth Line and it is an easy walk away.











The house itself is located on a corner plot close to the entrance of the cul de sac, therefore the garden is larger than average and benefits from a wrap around garden, which offers potential to extend to the side stpp. Planning permission was granted previously for a double story extension to the side however this has now expired.

Internally this home has been refurbished throughout and is in excellent condition. On the ground floor there is a sperate sitting room to the front and new modern kitchen/diner to the rear. Bi fold doors in the kitchen/diner open up into rear garden. On the first floor you will find all THREE bedrooms and the family bathroom.

Externally the private and enclosed garden wraps around the rear and side of the property and offers more than enough space for the entire family to use. A garage is also included with the property.



Property Information

-  FREEHOLD
-  PLANNING PERMISSION GRANTED PREVIOUSLY FOR A SIDE EXTENSION. THIS HAS NOW LAPSED
-  THREE BEDROOMS
-  0.6 MILES TO BURNHAM GRAMMAR SCHOOL
-  GARAGE
-  LARGE WRAP AROUND PLOT
-  0.2 MILES TO BURNHAM HIGH STREET
-  EXCELLENT CONDITION THROUGHOUT

					
x3	x1	x1	0	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Transport Links

NEAREST STATIONS:

- Burnham (1.3 miles)
- Taplow (1.8 miles)
- Maidenhead (3.4 miles)

The M4 (jct 7) is approximately 1 mile 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. A direct train line to London Waterloo is available from Windsor & Eton Riverside Station.

LOCATION

Burnham offers a good range of shops for day-to-day needs while further more extensive shopping facilities can be found in nearby Maidenhead, Windsor and Beaconsfield. Leisure pursuits include golf at Burnham Beeches and horse racing at Ascot and Windsor. In addition there are many attractive walks in the grounds of Cliveden, Windsor Great Park and Burnham Beeches.

Schools in this area include PRIMARY SCHOOLS: St Peter's Church of England Primary School, Priory School, Our Lady of Peace Catholic Primary and Nursery School and Lent Rise School.

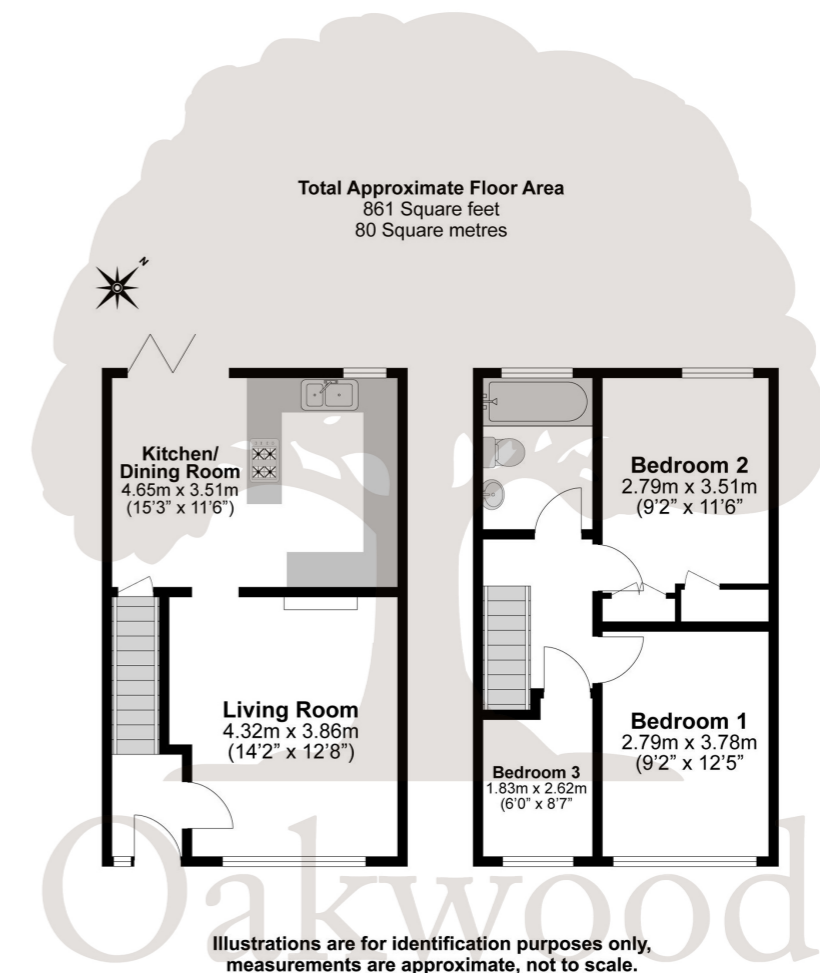
SECONDARY SCHOOLS: Burnham Grammar

Burnham and Taplow British Rail Stations are served by Crossrail. 'The Elizabeth Line' travels through London connecting Reading in the west and to Shenfield in the east meaning the heart of the West End (Bond Street) is just 38 minutes away. There are excellent road links providing easy access to the M4 and M25.

Council Tax

Band D

Floor Plan



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.

