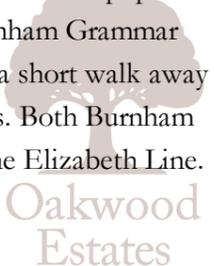


Take advantage of this rare opportunity to move your family to one of Burnham Village's premier streets. This FREEHOLD bungalow measure just under 1200 sq ft and as a result offers ample room for a family to move in and make this their long term family home.

This amazing home comprises of a separate family lounge with the original fireplace, this offers the option for a log burner and provides a cosy welcoming feel throughout. The second reception area is a dining room, the dining room has been extended to the rear and is now the epitome of modern living. This outstanding space is a 22ft stunning kitchen /diner. The kitchen is integrated with modern appliances and the space is perfect for entertaining. The remainder of the ground floor space consists of TWO spacious double bedrooms, family bathroom and a bonus conservatory to the rear. Upstairs is home to the main master bedroom, which is ample room for a work from home space as well. The current owners have done a superb job maintaining the property and the home is ready for the next owners to move straight in.

The immediate area is one of the most highly sought after locations within Burnham Village. The area is popular with families of all ages due to the close proximity of a number of excellent local schools. Burnham Grammar School is located just 0.7 miles away and is easily walkable. Burnham Village High Street is also a short walk away and provides access to all your local amenities as well as a range of shops, restaurants and cafe's. Both Burnham and Taplow train station are easily accessible and provide direct links into Central London via the Elizabeth Line.



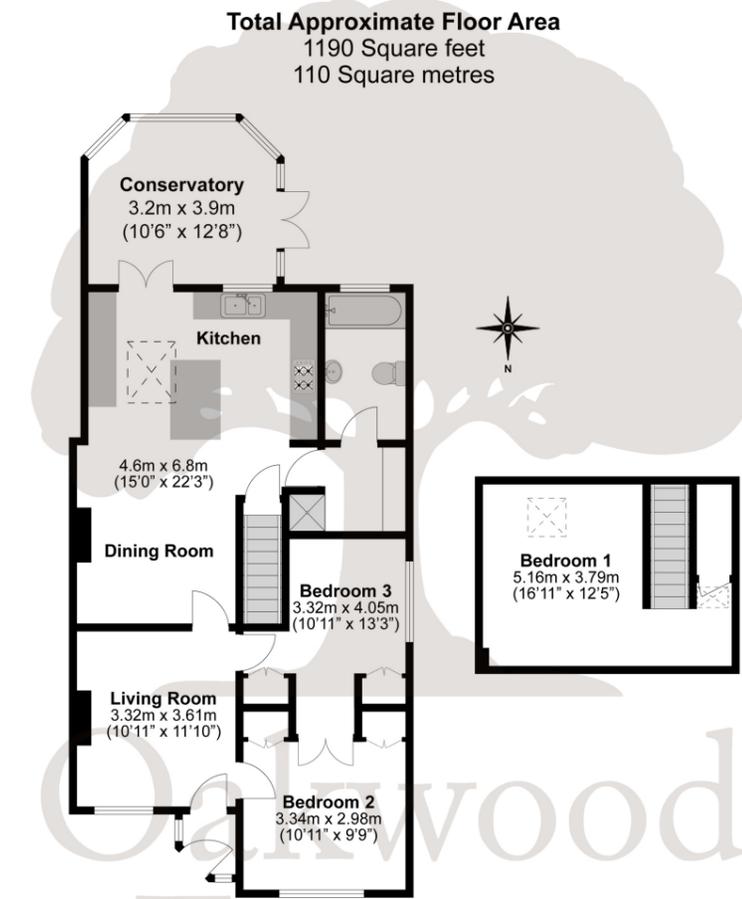
Property Information

-  EXTENDED THREE BEDROOM SEMI-DETACHED BUNGALOW
-  NORTH BURNHAM LOCATION
-  CONSERVATORY
-  PRIVATE AND ENCLOSED REAR GARDEN

-  HIGHLY SOUGHT AFTER ROAD
-  KITCHEN WITH UNDERFLOOR HEATING
-  LOFT CONVERSION
-  AROUND 1200 SQ FT

					
x3	x2	x1	x3	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

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.

Transport Links

NEAREST STATIONS:

- Burnham (1.4 miles)
- Taplow (1.2 miles)
- Maidenhead (3.2 Miles)

The M4 (jct 7) is only a short distance away, M40 is also easily accessible these both in turn provide access to the M25, M3 and Heathrow Airport. The Elizabeth Line services are available from Burnham, Taplow and Maidenhead. A direct line into London Waterloo is available via Windsor & Eton Riverside station.

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 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 is within easy reach, being about three miles away.

Schools

PRIMARY SCHOOLS:

- St Peter's CofE School - 0.3 Miles
State School
- Our Lady Of Peace Catholic School - 0.9 Miles
State School
- Lent Rise School - 0.9 Miles
State School

- Priory School - 0.9 Miles
State School

SECONDARY SCHOOLS:

- Burnham Grammar Grammar School - 0.7 Miles
State School
- Haybrook College - 1.1 Miles
State School
- Al-Madani Grammar School - 1.2 Miles
Independent School

Council Tax

Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			78