

The property itself consists of a modern kitchen to the front of the ground floor and a large family living/dining room to the rear. At the rear of the lounge area are patio doors which provide access into the beautiful rear garden. The entire ground floor is completely flooded with natural light and provides a real homely feel throughout. The first floor of this property is home to both double bedrooms and the family bathroom.

Harkness Road is a highly sought after residential area situated within walking distance of Taplow train station (Elizabeth Line). This is the perfect area for a young family with the cul-de-sac being located within a short distance of both Lent Rise School and Burnham Grammar School. Further to this you have stunning nature reserves, which are ideal for those Sunday family walks with Burnham Beeches, Cliveden and Dorney Lake all located within easy access.



Property Information

-  VILLAGE LOCATION
-  MODERN KITCHEN AND BATHROOM
-  LENT RISE SCHOOL CATCHMENT
-  FITTED WARDROBES
-  TWO DOUBLE BEDROOMS
-  PRIVATE & SECLUDED REAR GARDEN
-  CUL-DE-SAC LOCATION
-  BOARDED LOFT

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

Location

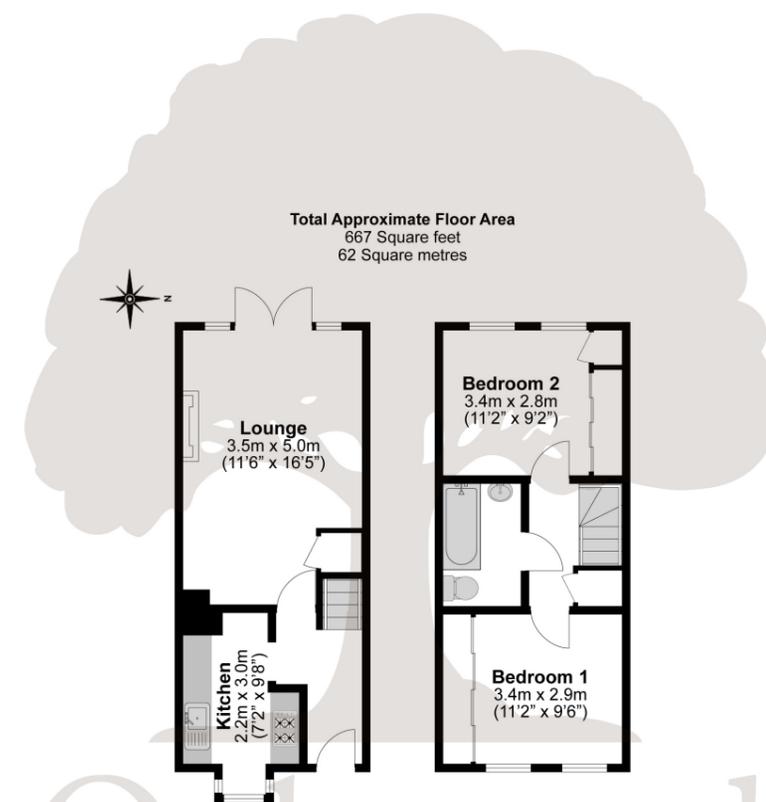
Burnham offers a good range of shops for day-to-day needs while further more extensive shopping facilities can be found in nearby Maidenhead, Windsor and Beaconsfield. An abundance of sporting facilities in the area including Cliveden Reach which is regarded as one of the most beautiful stretches of the River Thames for boating and fishing. Other leisure pursuits include golf at Burnham Beeches, Sonning, Wentworth, Harleyford and Sunningdale, horse racing at Windsor and Ascot, and polo at Smith's Lawn, also in Windsor.

The M4 (jct 7) is approximately 2 miles away, as is the M40 (jct 2) and these in turn provide access to the M25, M3 and Heathrow Airport. British Rail connections to Mainline London Paddington are available from Burnham and Taplow which will be future Crossrail stations.

Council Tax

Band D

Floor Plan



Illustrations are for identification purposes only, measurements are approximate, not to scale.

Oakwood Estates

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		88
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			