



This two double bedroom terraced house is quietly situated within a short walk of Burnham Rail Station (Queen Elizabeth line) and is next to the Haymill Valley nature reserve.

The ground floor features a 16ft living/dining room, a modern fitted kitchen, a 10ft conservatory and an entrance hall.

To the first floor there are two double-sized bedrooms and a shower room.










Externally the rear garden is low maintenance and mostly paved whilst there is off street parking for two cars in the front in addition to visitor spaces.

This property is an excellent first time purchase or investment offered to the market with no onward chain. The location offers a great choice of local schools, in particular Burnham Grammar whilst Burnham village High Street offers a wide range of shops and local amenities.



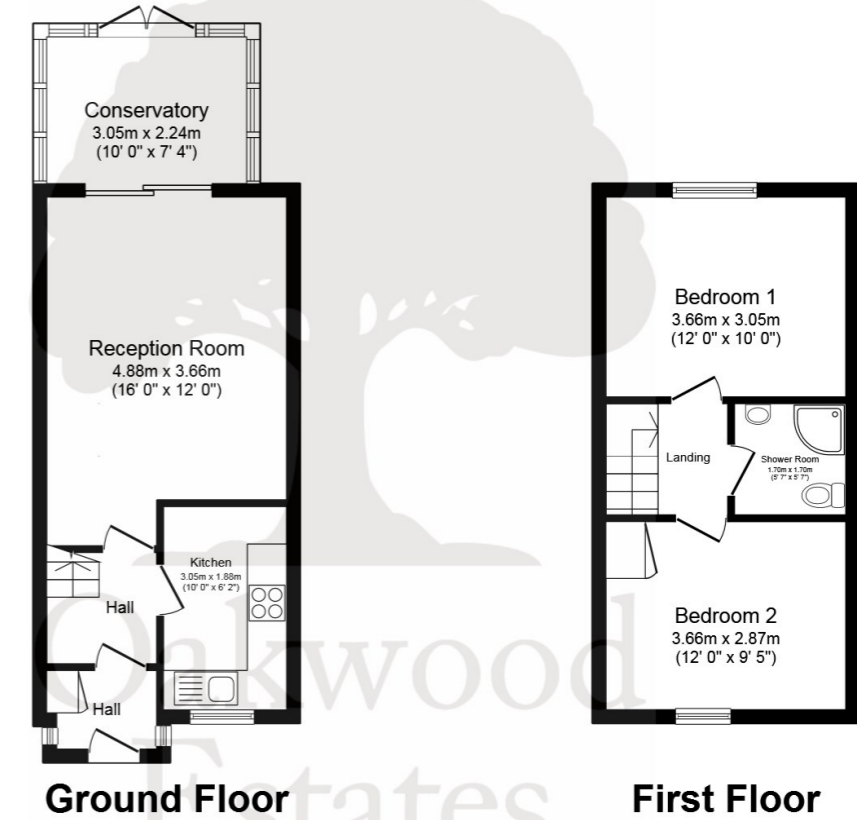


## Property Information

-  TWO DOUBLE BEDROOM TERRACED HOUSE
-  NEXT TO HAYMILL VALLEY NATURE RESERVE
-  10FT CONSERVATORY
-  SHOWER ROOM
-  ALLOCATED & VISITOR PARKING
-  SHORT WALK TO BURNHAM RAIL STATION (CROSS RAIL)
-  16FT LOUNGE/DINER
-  10FT FITTED KITCHEN
-  LOW MAINTENANCE GARDEN
-  NO CHAIN

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

## Floor Plan



Total floor area 65.6 sq.m. (706 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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.

### External

The rear garden is low maintenance and mostly paved whilst there is off street parking for two cars in the front in addition to visitor spaces.

### Transport Links

Nearest Stations:

Burnham (0.2 miles)  
Taplow (1.6 miles)  
Slough (2.4 miles)

The M40 (junction 2) can be joined at Beaconsfield linking with the M25. The M4 (junction 7 approximately 2.5 miles away) also provides access to the M25 and the national road network giving access to London, Heathrow and the west. Slough Trading estate is located 0.5 miles walk and offers extensive employment opportunities.

### Schools

Primary Schools:

Priory School  
0.4 miles away

Our Lady of Peace Catholic Primary and Nursery School  
0.8 miles away

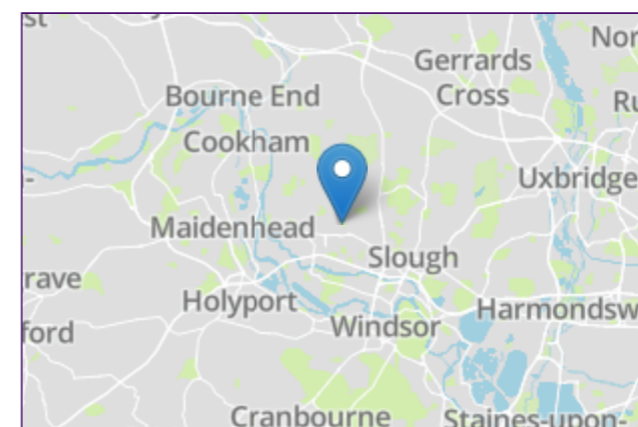
Lynch Hill School Primary Academy  
0.7 miles away

Cippenham School  
0.8 miles away

Secondary Schools:  
Haybrook College  
0.4 miles away

Burnham Grammar School  
0.8 miles away

**Council Tax**  
Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	