

This two/three bedroom detached bungalow is situated less than half a mile from Burnham Village and nearby to both Burnham and Taplow Train Stations (Queen Elizabeth Line). The property is located within the catchment zones for both Lent Rise School and Burnham Grammar and is offered to the market with the potential to extend onto the rear and/or into loft (STP).

The layout features two reception rooms with the inclusion of a 17ft sitting room and a 12ft dining room. There is also a fitted kitchen with integrated appliances, a refitted shower room, two double-sized bedrooms and a further bedroom three/study.











Externally, the rear garden is mainly laid to lawn and incorporates a 16ft detached garage with parking for two cars at the rear of the garden. There is a patio area ideal for summer dining.

To the front of the property the garden is mainly laid to lawn and offers the potential to convert into a driveway (subject to the usual planning consents).

This property is an excellent family purchase due to its convenient location nearby to a range of schools and potential for re-development (STP).



# Property Information

-  TWO/THREE BEDROOM DETACHED BUNGALOW
-  LENT RISE SCHOOL / BURNHAM GRAMMAR CATCHMENT ZONES
-  FITTED KITCHEN WITH INTEGRATED APPLIANCES
-  12FT DINING ROOM
-  16FT GARAGE
-  UNDER 0.5 MILES TO BURNHAM VILLAGE
-  POTENTIAL TO EXTEND INTO LOFT/ONTO REAR (STP)
-  17FT SITTING ROOM
-  REFITTED SHOWER ROOM
-  PARKING FOR 2 CARS

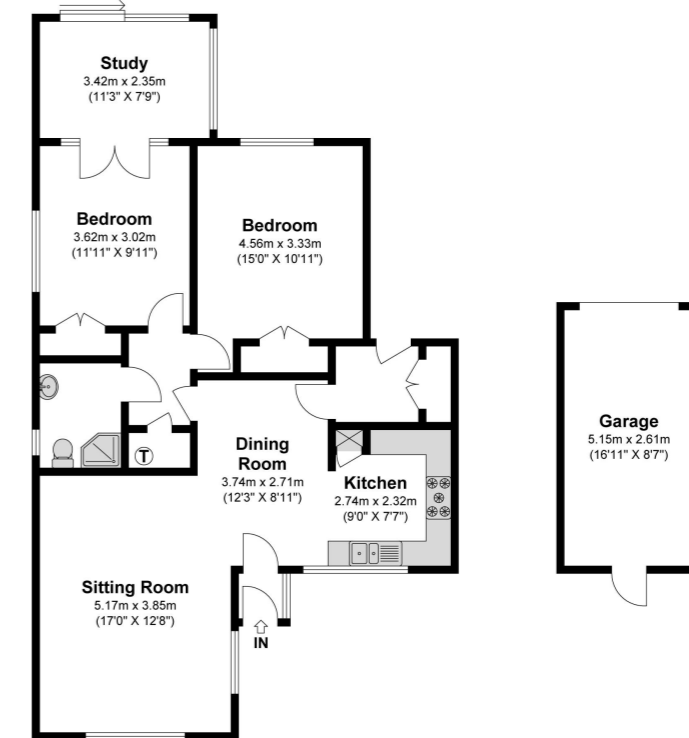
					
x2	x2	x1	x2	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

# Floor Plan



## Huntercombe Lane North

Approximate Floor Area  
 918.16 Square feet 85.30 Square metres (Excluding Garage)  
 Garage Area 144.66 Square feet 13.44 Square metres  
 Total Area 1062.82 Square feet 98.74 Square metres (Including Garage)



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.

### External

**Front**  
 Large frontage mainly laid to lawn, shrubs and evergreens path leading to property and side access

**Rear Garden**  
 Mainly laid to lawn enclosed by panel fencing, outside shed and door leading to garage. Large patio area.

**Garage**  
 With up and over door and power and light, off street parking for 2 cars

- Adaptions**
- There is the potential to extend onto the rear and/or into the loft (STP)
  - The front garden could benefit from being converted into a driveway for off-street parking (STP)

### Location

The property is conveniently located less than half a mile from Burnham village which offers a range of local shopping and leisure amenities together with a highly regarded Grammar School. Commuter links are also well catered for with a railway station providing services to Central London (Queen Elizabeth Line). The M4 at junction 7 lies within a mile whilst the M40 at junction 3 (Beaconsfield) is within four and a half miles.

**Council Tax**  
 Band E

