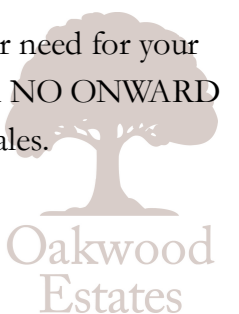


Blumfield Crescent is a highly sought after residential area situated a short distance from Burnham Village. The perfect location for families of all ages, which enables you to take advantage of excellent school catchments such as Lynch Hill Academy (Primary) and Burnham Grammar School (Secondary), as well as Burnham train station (Elizabeth Line) being on your doorstep.

The current owners have maintained the property in excellent order and is ready for the next owner to move straight in to. Internally the home comprises of a spacious lounge and stunning kitchen/diner on the ground floor. The kitchen/diner which is beautifully presented throughout offers access into the private enclosed rear garden. The first floor of this property is home to all THREE good size bedrooms and the family bathroom.


A private enclosed rear garden and front garden are on offer. The garden to the front offers the potential to add allocated driveway parking for TWO cars in the future.

The location of this property is perfect for your long term home as everything you will ever need for your family is all within walking distance. This stunning family home is offered to the market with NO ONWARD CHAIN which allows minimal risk and puts you in control of your own timescales.



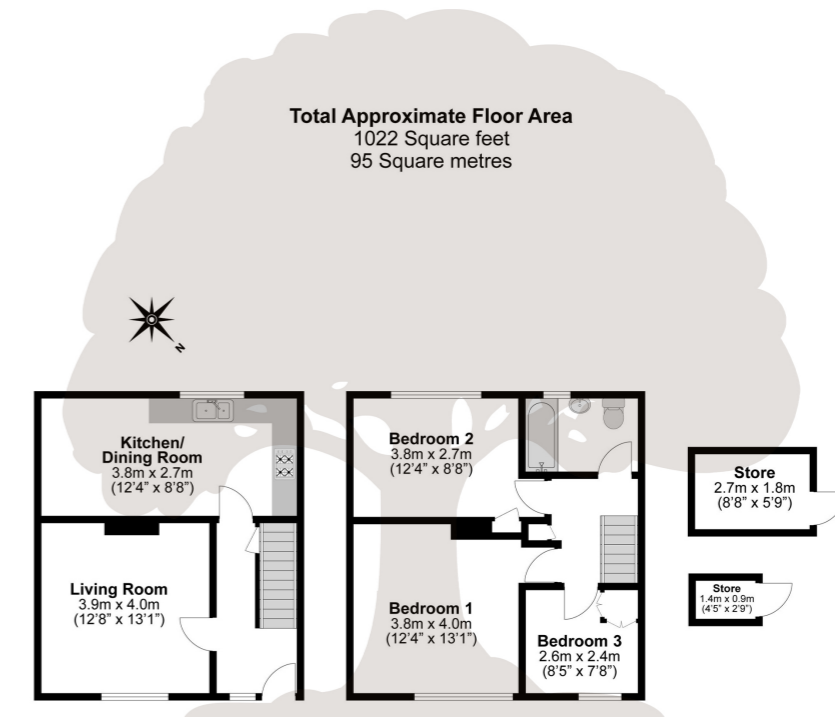


## Property Information

-  FREEHOLD
-  NO ONWARD CHAIN
-  0.4 MILES TO BURNHAM STATION
-  0.7 MILES TO LYNCH HILL ACADEMY
-  EXCELLENT CONDITION THOUGHOUT
-  THREE BEDROOMS
-  0.6 MILES TO BURNHAM GRAMMAR SCHOOL
-  EASY ACCESS FOR M4/M25 NETWORKS

					
<b>x3</b>	<b>x1</b>	<b>x1</b>	<b>0</b>	<b>Y</b>	<b>N</b>
<b>Bedrooms</b>	<b>Reception Rooms</b>	<b>Bathrooms</b>	<b>Parking Spaces</b>	<b>Garden</b>	<b>Garage</b>

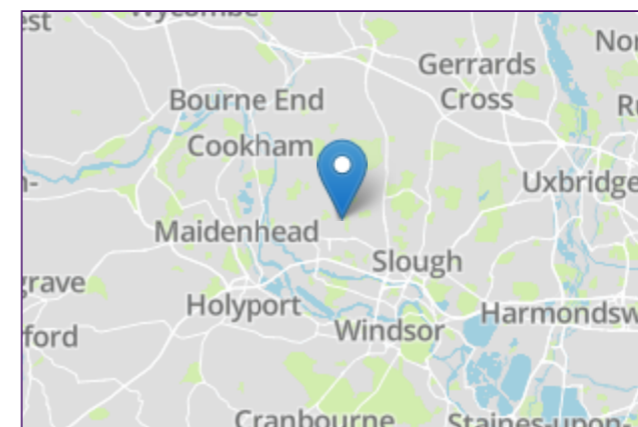
## Floor Plan



# Oakwood Estates

**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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	71	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

### Transport Links

Nearest stations:  
Burnham (0.6 miles)  
Taplow (1.9 miles)  
Slough (3.0 miles)

All of these stations are on the Elizabeth Line.

The M40 (Junction 2) can be joined at Beaconsfield linking with the M25. The M4 (Junction 7) also provides access to the M25 and the national road network giving access to London, Heathrow and the west. There is a mainline railway station in Taplow (Queen Elizabeth Line) offering services to Central London and from Beaconsfield there is a service to Marylebone.

### Amenities/Leisure

The property is within walking distance of Burnham High Street and Tesco Superstore plus a variety of restaurants located within the Bishops Centre. 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:**  
Lynch Hill Academy  
0.8 miles away State school

Priory School  
0.3 miles away State school

Our Lady of Peace Catholic Primary and Nursery School  
0.7 miles away State school

Lent Rise School  
1.1 miles away State school

St Peter's Church of England Primary School  
1.1 miles away State school

**SECONDARY SCHOOLS:**  
Burnham Grammar School  
0.6 miles away State school

Haybrook College  
0.4 miles away State school

Al-Madani Independent Grammar School  
0.9 miles away Independent school

### Council Tax

Band D