



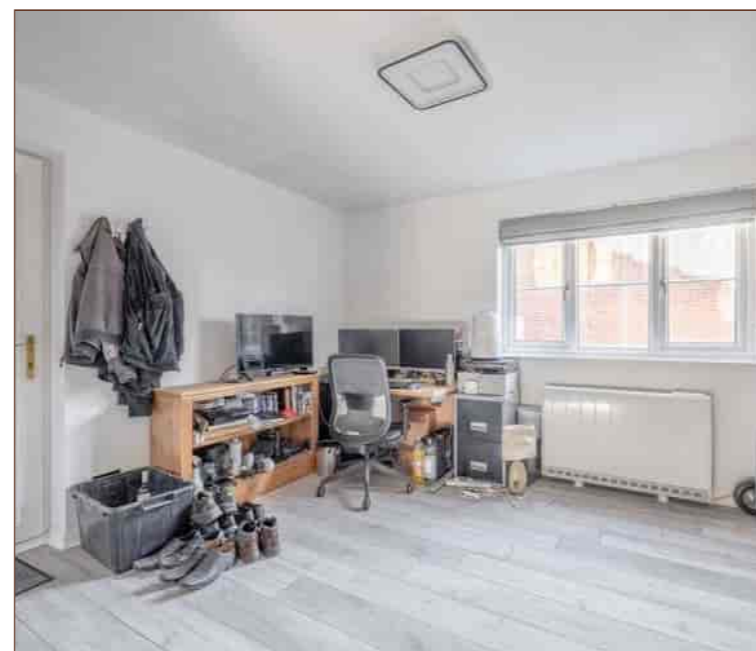
This is a unique opportunity for a first time buyer to get on to the property ladder with a FREEHOLD home in a fantastic location. Littlebrook Avenue has been extremely popular ever since the development was constructed, mainly due to the ideal location. Burnham train station (ELIZABETH LINE) is located only 200 yards from your front door meaning that commuting for work has never been easier. Further excellent transport links exist via M4 junction 7 which is nearby.

Burnham Grammar School and Burnham Village High Street are both within easy walking distance and provide access to excellent local schools and all your local amenities.

The home itself is a perfect FIRST TIME PURCHASE and offers ONE large double bedroom, modern bathroom and open plan living/kitchen/dining area which is very welcoming due to the ample natural light that floods the room. The property is spread across two floors to ensure that space is never compromised on.

The current owner has maintained the property to a high order and is ready for the next buyer to move straight in.

The property also includes a private garage with a driveway for two cars directly in front. This property is available ASAP and is sold with NO ONWARD CHAIN!





## Property Information

-  FREEHOLD
-  ONE BEDROOM STARTER HOME
-  CUL DE SAC LOCATION
-  GOOD CONDITION THROUGHOUT
-  NO ONWARD CHAIN
-  GARAGE & DRIVEWAY PARKING
-  POPULAR RESIDENTIAL AREA
-  0.2 MILES TO BURNHAM STATION (ELIZABETH LINE)
-  IDEAL FIRST TIME PURCHASE

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

### 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

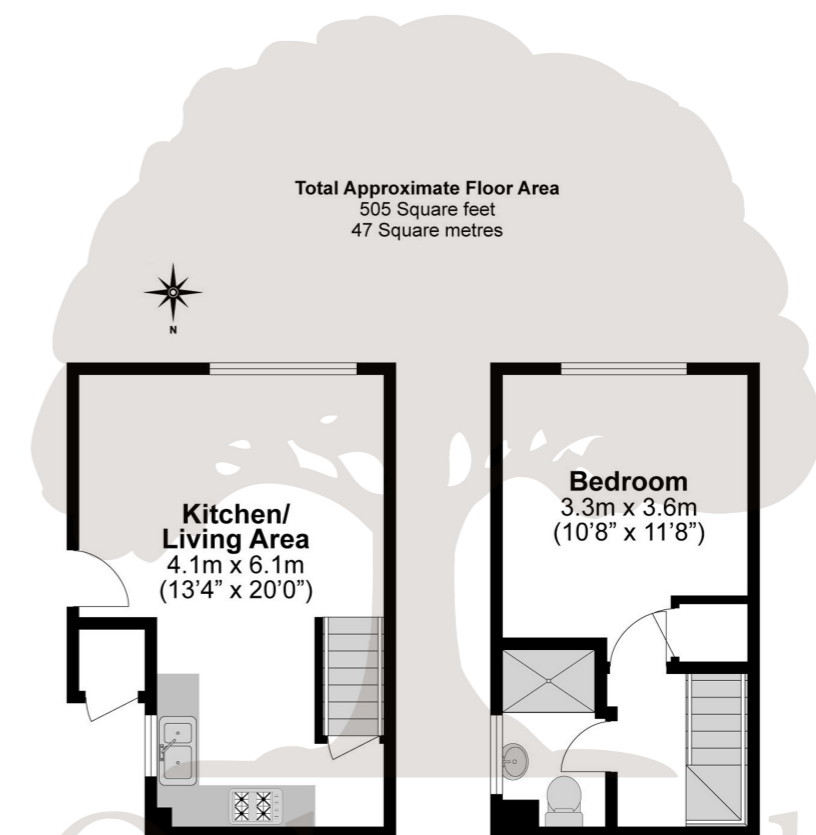
Burnham Grammar School

0.8 miles away

### Council Tax

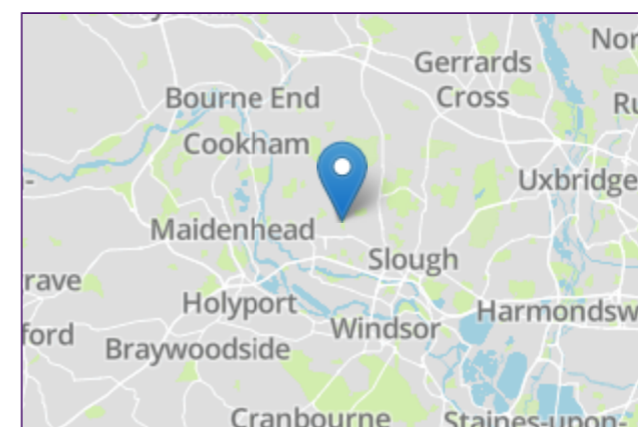
Band C

## 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			