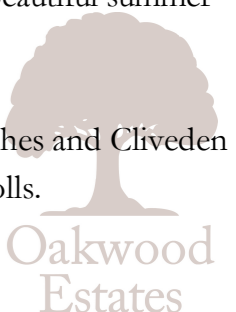


Located in the far corner of a quiet cul-de-sac is this ideal THREE bed family home. Burlington Road is a sought after residential area popular with families of all ages. There are several good Primary & Secondary schools close by such as Burnham Grammar School and Lent Rise Junior school. Taplow train station (ELIZABETH LINE) is also located less than 1 mile away.

The property itself offers everything that you need in your long term family home. Having been heavily extended to the front and rear, space is now in abundance throughout. The ground floor is home to the spacious extended living room, utilities room/study & separate kitchen. Part of the rear extension has allowed for a large double bedroom with en suite shower room to be added on to complete the ground floor. The first floor is home to two further double bedrooms and family bathroom.




The large SOUTH FACING rear garden offers ample potential to extend in the future stpp. In the garden currently there is an outbuilding along with ample space for your family to enjoy on those beautiful summer evenings.

Burnham Village High Street is an easy walk. Beautiful nature reserves such as Burnham Beeches and Cliveden are both a short distance away which are perfect for those peaceful Sunday strolls.

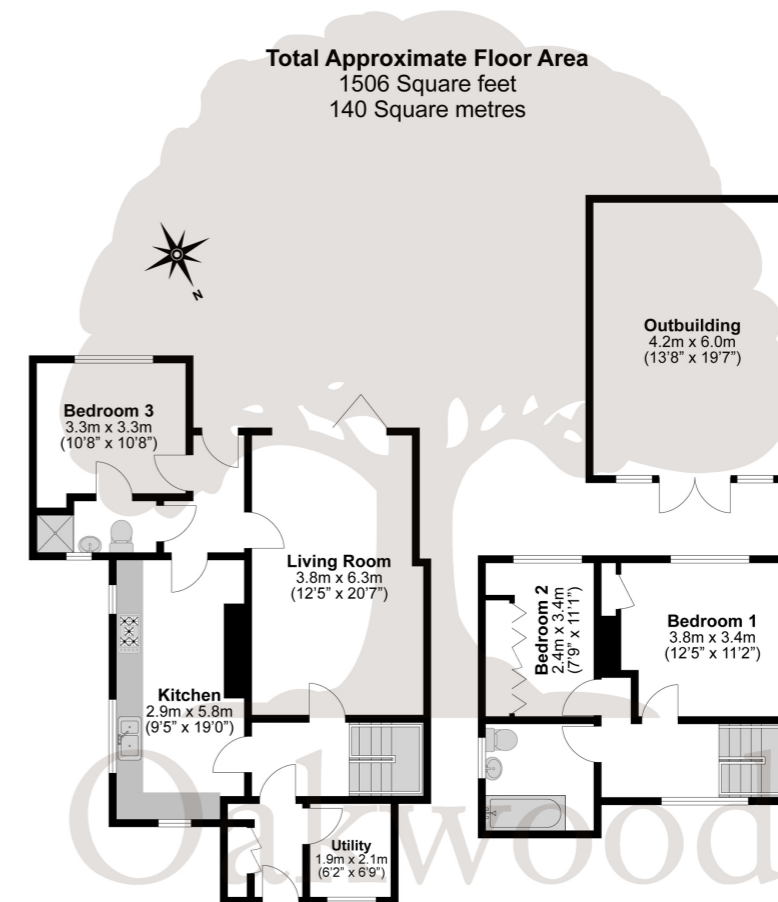


Property Information

Floor Plan

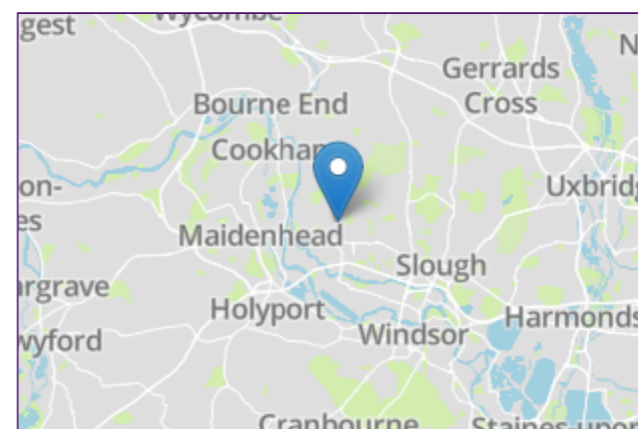
-  EXTENDED TO THE REAR
-  DRIVEWAY PARKING
-  LESS THAN 1 MILE TO TAPLOW TRAIN STATION
-  SOUTH FACING REAR GARDEN
-  SEPARATE STUDY OR UTILITIES ROOM
-  TWO BATHROOMS
-  LARGE PLOT OFFERING FURTHER POTENTIAL TO EXTEND
-  WALKING DISTANCE TO BURNHAM VILLAGE HIGH STREET
-  FREEHOLD

					
x3	x1	x2	x4	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Transport Links

NEAREST STATIONS:

- Taplow (0.9 miles)
- Burnham (1.2 miles)
- Maidenhead (2.9 miles)

The M4 (jct 7) is approximately 2 miles distant, as is the M40 (jct 2) and these in turn provide access to the M25, M3 and Heathrow Airport. British Rail connections to Paddington are available from Burnham and Maidenhead. A direct train line to London Waterloo is available from Windsor & Eton Riverside Station.

Location

Taplow Station is one of the stations to be served by Crossrail 'The Elizabeth Line' will travel through London connecting Reading in the west and to Shenfield in the east meaning the heart of the West End (Bond Street) will be just 38 minutes away. There are excellent road links providing easy access to the M4 and M25. This property is located less than 1 mile to Taplow Station.

The Bishop Centre is close by with a wide range of lifestyle retail stores. Sainsbury's, Waitrose and Tesco all have stores within a mile of the development. Maidenhead town centre provides a wealth of national and local shops in and around the Nicholson Shopping Centre, as well as sports facilities and night-life venues.

Water dominates the area, the River Thames and Jubilee River at Maidenhead are picturesque and attractive to walk along or a magnet for water sports - rowers, barges and pleasure boats. The Thames Maidenhead Rowing Club has its base nearby and the purpose-built rowing venue at Dorney Lake is to

the south. There are several good golf courses within a close proximity.

Schools

PRIMARY SCHOOLS:

Lent Rise School
0.3 miles away State school

Priory School
0.9 miles away State school

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

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

SECONDARY SCHOOLS:
Burnham Grammar School
0.7 miles away State school

Haybrook College
1.2 miles away State school

Al-Madani Independent Grammar School
1.3 miles away Independent school

Council Tax

Band C