



This extended two double bedroom terraced house is situated on a quiet cul-de-sac nearby to Kenndey Park as well as a short distance from Lynch Hill Primary School and Burnham Grammar School. The property is located within a popular residential area and is offered to the market as superbly presented.

The ground floor features a 14ft open plan kitchen with two skylights and French doors onto the rear garden, a 17ft living/dining room, an 11ft family room and large entrance hall and porch. The ground floor benefits from underfloor heating throughout.

To the first floor there are two double-sized bedrooms and a three piece family bathroom.

Externally, the rear garden is low maintenance and mainly laid to lawn with a large decked area ideal for summer entertaining. To the front of the property there is off street parking for one car.

This property comes onto the market in immaculate order and with the benefit of no onward chain offering the potential for a quick sale.

## Property Information

- EXTENDED TWO DOUBLE BEDROOM TERRACED HOUSE
- SUPERBLY PRESENTED
- 14FT OPEN PLAN FITTED KITCHEN WITH SKYLIGHTS
- 11FT FAMILY ROOM
- LOW MAINTENANCE GARDEN

- QUIET CUL-DE-SAC NEARBY TO KENNEDY PARK
- UNDERFLOOR HEATING ON GROUND FLOOR
- 17FT LOUNGE/DINER
- PARKING FOR 1 CAR
- NO CHAIN

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

### Location

Close by is Burnham which offers a good range of shops for day-to-day needs while further more extensive shopping facilities can be found in nearby Maidenhead, Windsor and Beaconsfield. An abundance of sporting facilities in the area including Cliveden Reach which is regarded as one of the most beautiful stretches of the River Thames for boating and fishing. Other leisure pursuits include golf at Burnham Beeches, Sonning, Wentworth, Harleyford and Sunningdale, horse racing at Windsor and Ascot, and polo at Smith's Lawn, also in Windsor. There are many attractive walks in the grounds of Cliveden and at Burnham Beeches.

The M4 (jct 7) is approximately 3 miles distance, 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, Slough and Maidenhead.

### Transport Links

Nearest stations:

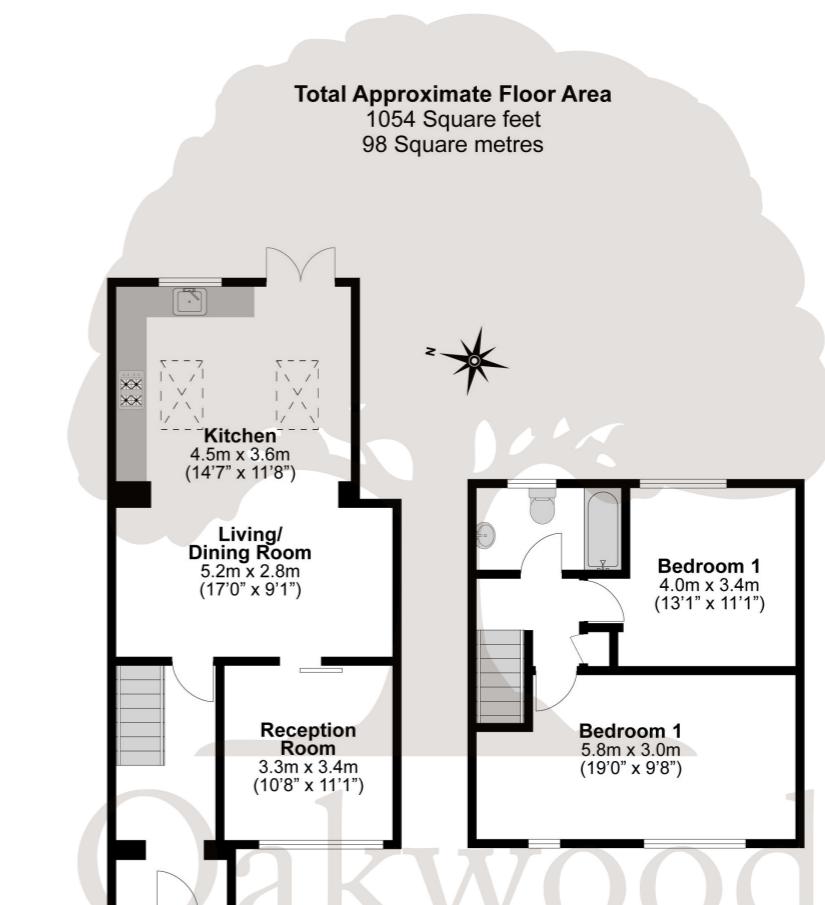
Burnham (0.7 mi)  
Taplow (2.0 mi)  
Slough (2.4 mi)

### Council Tax

Band C

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 Govview.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.

## Floor Plan



Illustrations are for identification purposes only,  
measurements are approximate, not to scale.

