

Situated on a quiet cul de sac in the heart of Burnham Village is this stunning family home. The immediate local area is extremely popular with families of all ages due to the close proximity to outstanding schools such as Burnham Grammar School. Burnham Village High Street is only a few hundred yards away and provides access to all local amenities plus a variety of shops, restaurants and cafes. Pipers Close has long been one of the most sought after streets in Burnham Village and properties are rarely available to purchase on this charming residential close.

This incredible detached house has had a double storey extension to the rear and as a result provides ample living space throughout, making this house the perfect long term family home. The accommodation is spread equally across two floors. On the ground floor there are TWO separate spacious reception rooms which are both flooded with natural light, providing that warm and welcoming feeling. The third room downstairs is a modern open plan kitchen/diner which has bi-fold doors into the garden and allows for even more living space in the summer months. A downstairs WC completes the ground floor.

As you head upstairs you have access to all FOUR good sized bedrooms and the main family bathroom. The extension upstairs has allowed for larger double bedrooms and an additional bathroom which can be found as an en suite to the master bedroom. The property has been maintained extremely well and is ready for the next owner to move straight in.

To the front of the property there is a driveway for several cars plus an attached garage to the side. A completely private rear garden is also included and consists of a lawned area plus patio and outdoor dining areas.

# Property Information

- WALKING DISTANCE OF BURNHAM HIGH STREET
- DETACHED FAMILY HOME
- THREE RECEPTION ROOMS
- TWO BATHROOMS
- ONE OF THE MOST SOUGHT AFTER STREETS IN BURNHAM

- EXCELLENT CONDITION THROUGHOUT
- FOUR BEDROOMS
- GARAGE & DRIVEWAY PARKING
- HEAVILY EXTENDED
- PRIVATE AND ENCLOSED REAR GARDEN

x4	x3	x2	x4	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Transport Links

### Nearest stations:

Burnham (1.0 mi)

Taplow (1.4 mi)

Maidenhead (3.2 mi)

The M40 (junction 2) can be joined at Beaconsfield linking with the M25. The M4 (junction 7 approximately one mile away) 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 Burnham, offering services to Paddington as well as access to the Elizabeth Line. A direct trainline to London Waterloo is available from Windsor & Eton Riverside station.

## Location

Burnham Village offers good local shopping facilities and the larger centres of Beaconsfield, Slough and Maidenhead are within easy reach and offer more extensive facilities. The M40 (junction 2) can be joined at Beaconsfield linking with the M25. The M4 (junction 7 approximately two miles away) 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 Burnham, offering services to central London and from Beaconsfield there is a service to Marylebone. Burnham is included within the Crossrail scheme.

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, Jubilee River and Dorney Lake are within easy reach, being less than two miles away.

## Schools

### PRIMARY SCHOOLS:

Our Lady of Peace Catholic Primary School  
0.3 miles away State school

St Peter's CofE School  
0.3 miles away State school

Priory School  
0.6 miles away State school

Lent Rise School  
0.9 miles away State school

Lynch Hill Primary School  
0.9 miles away State school

### SECONDARY SCHOOLS:

Burnham Grammar School  
0.4 miles away State school

Haybrook College

0.9 miles away State school

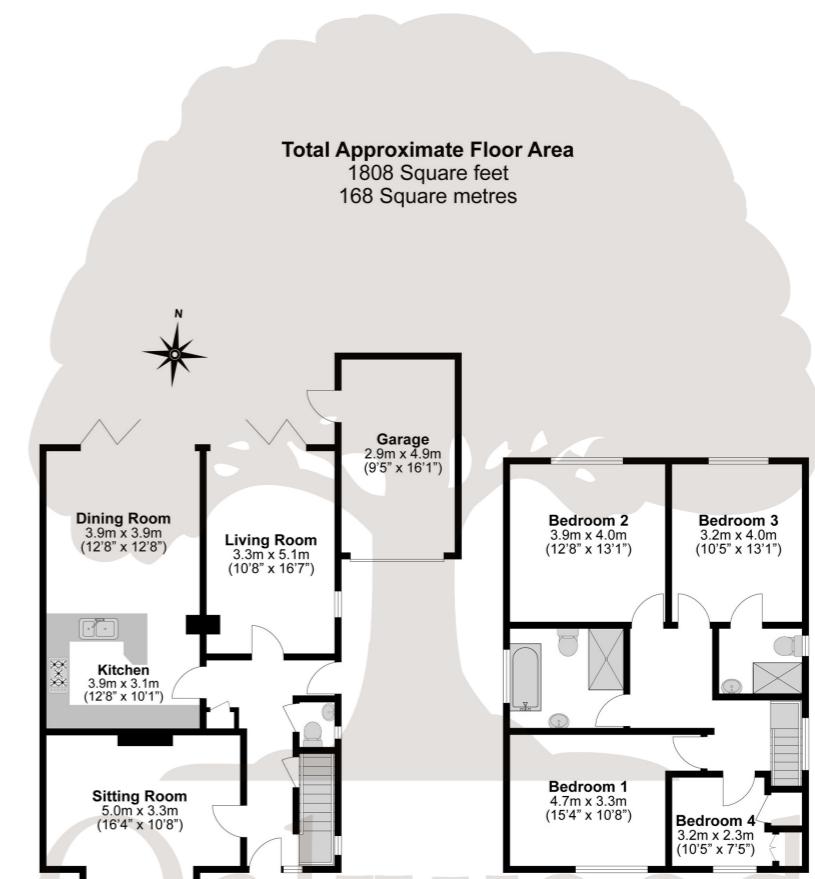
Al-Madani Independent Grammar School  
1.1 miles away Independent school

## Council Tax

Band F

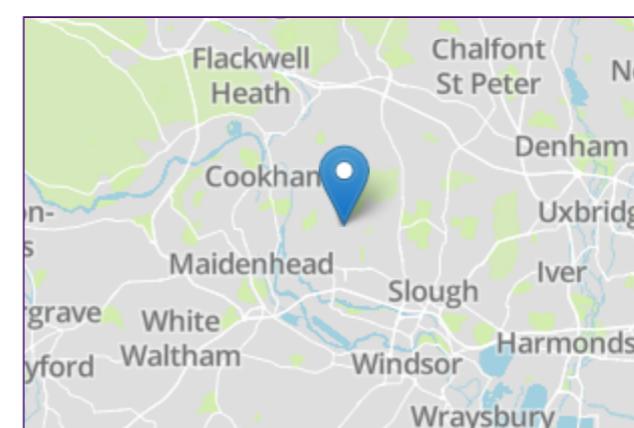
# Floor Plan

Total Approximate Floor Area  
1808 Square feet  
168 Square metres



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 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)	A		
(81-91)	B		77
(69-80)	C		65
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			