

This extended four bedroom detached family home is situated with a popular residential area within the catchment zone for a range of excellent local schools and just a ten minute walk to Burnham Rail Station (Queen Elizabeth Line). The property is offered to the market as superbly presented and is set over three floors. There is potential to extend further onto the rear (STP).

The ground floor features an 18ft sitting room with a wood burner and a 14ft fitted kitchen/diner with French doors onto the rear garden.

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

The second floor hosts a further two bedrooms including the master bedroom with luxurious ensuite shower room (underfloor heating).







Externally, the rear garden is generous in size with a large patio area ideal for summer entertaining. The garden has been landscaped and includes a timber shed and rear access to the 20ft detached garage (fitted with electrics) with parking space for one car in front of the garage.

This property is an excellent family purchase due to its convenient location and immaculate condition.



Property Information

Floor Plan

-  EXTENDED FOUR BEDROOM DETACHED FAMILY HOME
-  SET OVER 3 FLOORS
-  18FT SITTING ROOM WITH LOG BURNER
-  CONTEMPORARY FAMILY BATHROOM
-  20FT GARAGE (FITTED WITH ELECTRICS)
-  POPULAR RESIDENTIAL AREA NEARBY TO EXCELLENT SCHOOLS
-  POTENTIAL TO EXTEND ONTO THE REAR (STP)
-  14FT FITTED KITCHEN
-  MASTER BEDROOM WITH LUXURIOUS ENSUITE (UNDERFLOOR HEATING)
-  10 MINUTE WALK TO BURNHAM STATION (QUEEN ELIZABETH LINE)

					
x4	x1	x2	x2	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Illustration 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.

External

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Location

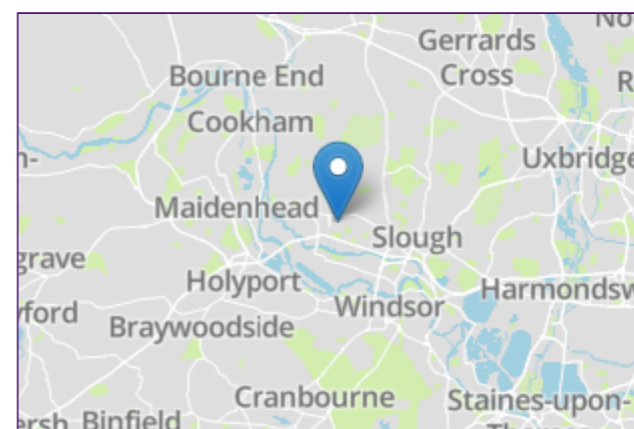
Less than a five minute drive from the property is junction 7 of the M4 motorway, providing quick and easy access to Central London, Heathrow Airport and the M25/M40 motorway network. Burnham Rail Station (a ten minute walk), benefits from the new Elizabeth line with trains straight into the heart of Central London. Slough itself (three miles from the property) has a first class mainline train service to London Paddington every 12 minutes with a journey time of approximately 15 minutes. Numerous schools can be found in the Cippenham/Burnham area, some within walking distance, providing outstanding schooling from toddlers through to adult education.

Transport Links

Nearest stations:
 Burnham (0.5 mi)
 Taplow (1.3 mi)
 Slough (2.5 mi)

Council Tax

Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			