

This three bedroom terraced house is well located for access to Burnham Train Station (Cross Rail) and is nearby a range of local shops and transport links including the M4, M40 and M25 networks. The property is offered to the market as well presented and the ground floor features a 13ft living room, a 15ft fitted kitchen, an 18ft conservatory and a downstairs cloakroom. To the first floor there are three well-proportioned bedrooms and a refitted family bathroom with separate W.C. Externally the rear garden is private and incorporates a brick built shed whilst to the front there is off street parking for one car. This property is an excellent first time purchase or investment.

# Property Information

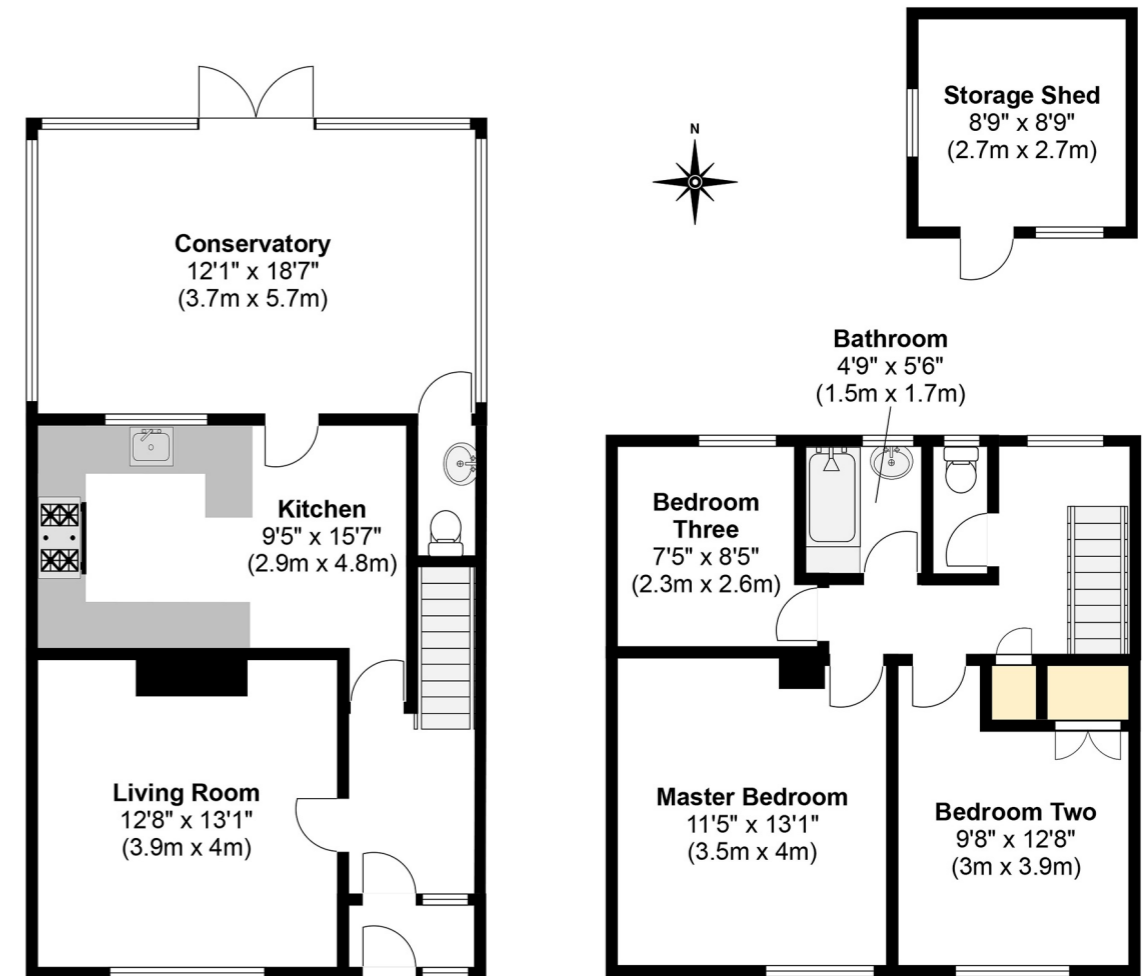
# Floor Plan

-  THREE BEDROOM TERRACED HOUSE
-  WELL PRESENTED
-  15FT FITTED KITCHEN
-  REFITTED BATHROOM
-  PARKING FOR 1 CAR
-  LOCATED WELL FOR ACCESS TO BURNHAM STATION (CROSS RAIL)
-  13FT LIVING ROOM
-  18FT CONSERVATORY
-  DOWNSTAIRS CLOAKROOM
-  PRIVATE GARDEN WITH BRICK BUILT SHED

					
<b>x3</b>	<b>x1</b>	<b>x1</b>	<b>x1</b>	<b>Y</b>	<b>N</b>
<b>Bedrooms</b>	<b>Reception Rooms</b>	<b>Bathrooms</b>	<b>Parking Spaces</b>	<b>Garden</b>	<b>Garage</b>

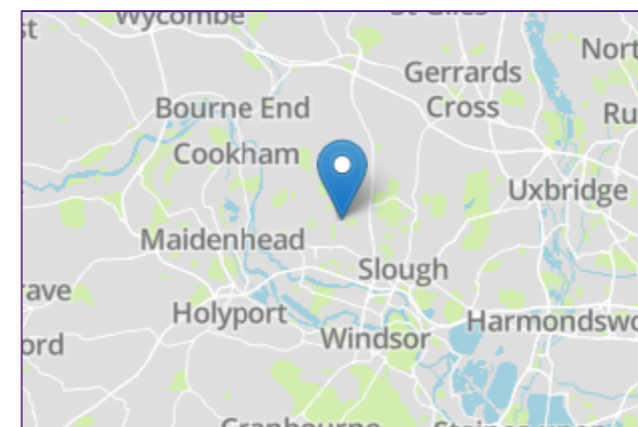


**Total Approximate Floor Area**  
1238 Square feet  
115 Square metres



**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 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			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	80
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## External

The rear garden is fully enclosed and comprises of a paved patio area leading to lawn, brick built shed and outside tap. To the front there is off street parking for one car.

## Transport Links

Nearest stations:

- Burnham (0.6 mi)
- Taplow (1.9 mi)
- Slough (2.4 mi)

## Schools

PRIMARY SCHOOLS:

Lynch Hill School Primary Academy  
0.2 miles away State school

Claycots School  
0.6 miles away State school

Priory School  
0.7 miles away State school

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

St Anthony's Catholic Primary School  
0.9 miles away State school

SECONDARY SCHOOLS:  
Haybrook College  
0.5 miles away State school

Burnham Grammar School  
0.6 miles away State school

Al-Madani Girls School  
0.8 miles away Independent school

Beechwood School  
0.8 miles away State school

## Council Tax

Band C