

**\*\*SOLD WITH NO ONWARD CHAIN\*\*** This incredible DETACHED house is located within the heart of Burnham Village and on the door step of two of the most highly sought after schools in the local area. Stomp Road is the perfect location for a young family looking for their long term family home. The highly desired Lent Rise School is less than 100 yards away and Burnham Grammar School is only a short walk from your front door, ensuring that families of all ages can benefit from the location.

For anyone looking to commute into the city this wonderful village location also benefits from the Elizabeth Line which can be found at both Taplow train station (0.7 miles away) and Burnham train station (0.9 miles away). M4 junction 7 is also around the corner and provides a direct link into London.

The property itself has been heavily extended to the rear and has created a truly exceptional home. Internally the home is spread across two floors, on the ground floor there is a welcoming entrance hall which provides access into all reception rooms. The first reception room is the lounge, this room is completely separate however does have double doors which can open up into the kitchen/diner to create even more entertaining space. The kitchen/diner is absolutely stunning and is perfect to be the "hub of the home". The extension to the rear has doubled the size of this room and the bi-fold doors completely immerse this space with natural light. The modern kitchen is completed with integrated Neff appliances and the majority of the ground floor benefits from underfloor heating. A downstairs shower room and utility room complete the ground floor. Upstairs is home to all THREE good size bedrooms and the main family bathroom. The entire property has been maintained to a high standard and is ready for the next owners to move straight in.

Externally there is a private garden to the rear. The good size rear garden is set on two levels, the first is the patio area which is perfect for those BBQ's on a summer afternoon and the second level is mainly laid to lawn and ideal for the entire family to enjoy. To the front is a driveway for two cars and an integral garage.

# Property Information

# Floor Plan

- SOLD WITH NO ONWARD CHAIN
- DETACHED HOUSE
- GARAGE & DRIVEWAY PARKING
- THREE BEDROOMS
- IMMACULATE CONDITION THROUGHOUT
- 0.7 MILES TO BURNHAM GRAMMAR SCHOOL

- OPEN HOUSE VIEWINGS SATURDAY 17TH JANUARY , VIEWING BY APPOINTMENT ONLY
- FREEHOLD
- HEAVILY EXTENDED TO THE REAR
- TWO BATHROOMS
- 0.7 MILES TO TAPLOW TRAIN STATION (ELIZABETH LINE)
- 0.6 MILES TO TAPLOW STATION

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

## Transport Links

Nearest stations:  
Taplow (0.7 miles)  
Burnham (0.9 miles)  
Maidenhead (2.6 miles)

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 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 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:  
Lent Rise School  
0.1 miles away State school

St Peter's CofE School  
0.6 miles away State school

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

Priory School  
0.5 miles away State school

Lynch Hill Primary School  
1.2 miles away State school

SECONDARY SCHOOLS:  
Burnham Grammar School  
0.7 miles away State school

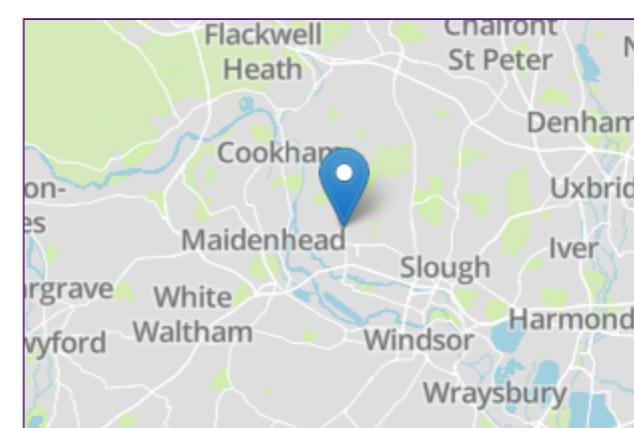
Haybrook College  
0.8 miles away State school

Al-Madani Independent Grammar School  
0.7 miles away Independent school

## Council Tax

Band E

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	85
(81-91)	B	65
(69-80)	C	
(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		