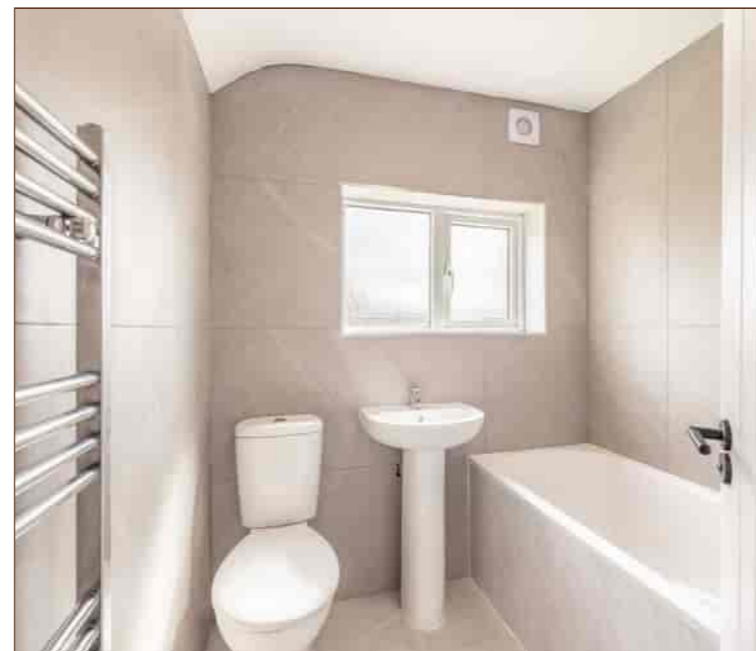




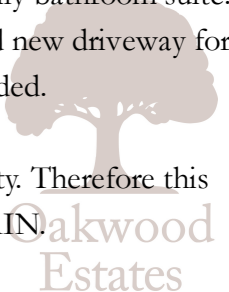
Bingham Road is a quiet residential area situated in Burnham Village which is extremely popular with families of all ages. The location offers everything that you would need for your family home with excellent local transport links such as Taplow train station (Elizabeth Line) only 0.5 miles away. The area is also benefitted by fantastic local school catchments with schools such as Lent Rise School & Burnham Grammar School within easy access. The Bishop's Centre is a short walk from your front door and provides all local amenities with a selection of restaurants & shops.



The property itself has been completely renovated from top to bottom to a very high standard. The property has been completely transformed into a stunning home with no work required at all. Internally this home consists of TWO separate reception rooms which are the family lounge benefitting from a large bay window which floods this room in natural light plus a family dining room. The dining room leads into the BRAND NEW fitted kitchen at the rear of the property. A downstairs WC completes the ground floor.

The first floor of this home provides access to all THREE bedrooms and the BRAND NEW family bathroom suite. To the rear private enclosed rear garden is on offer. The current owners will also be laying a brand new driveway for TWO cars to the front of the property therefore allocated parking will also be included.

Planning permission has been granted for an separate unit to be added to the side of this property. Therefore this home will be sold as FREEHOLD mid terrace property with NO ONWARD CHAIN.



Property Information

-  COMPLETELY RENOVATED THROUGHOUT
-  EXTREMELY POPULAR RESIDENTIAL AREA
-  A BRAND NEW DRIVEWAY WILL BE LAID FOR TWO CARS
-  0.5 MILES TO TAPLOW TRAIN STATION
-  0.2 MILES TO LENT RISE SCHOOL
-  NO ONWARD CHAIN
-  STUNNING CONDITION THROUGHOUT
-  BRAND NEW FITTED KITCHEN

					
x3	x2	x1	x2	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Transport Links

NEAREST STATIONS:

Taplow (0.5 miles)
Burnham (1.3 miles)
Maidenhead (2.4 miles)

The M4 (jct 7) is approximately 2 miles distant, 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 and Maidenhead. A direct train line to London Waterloo is available from Windsor & Eton Riverside Station.

Location

Taplow Station is one of the stations to be served by Crossrail 'The Elizabeth Line' will travel through London connecting Reading in the west and to Shenfield in the east meaning the heart of the West End (Bond Street) will be just 38 minutes away. There are excellent road links providing easy access to the M4 and M25. This property is located less than 10 minutes walk to Taplow Station.

The Bishop Centre is close by with a wide range of lifestyle retail stores. Sainsbury's, Waitrose and Tesco all have stores within a mile of the development. Maidenhead town centre provides a wealth of national and local shops in and around the Nicholson Shopping Centre, as well as sports facilities and night-life venues.

Water dominates the area, the River Thames and Jubilee River at Maidenhead are picturesque and attractive to walk along or a magnet for water sports - rowers, barges and pleasure boats. The Thames Maidenhead Rowing Club has its base nearby and the purpose-built rowing venue at Dorney Lake is to

the south. There are several good golf courses within a close proximity.

Local Schools

PRIMARY SCHOOLS:

Lent Rise School
0.2 miles away State school

Priory School
1.1 miles away State school

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

St Peter's Church of England Primary School
0.9 miles away State school

SECONDARY SCHOOLS:
Burnham Grammar School
1.0 miles away State school

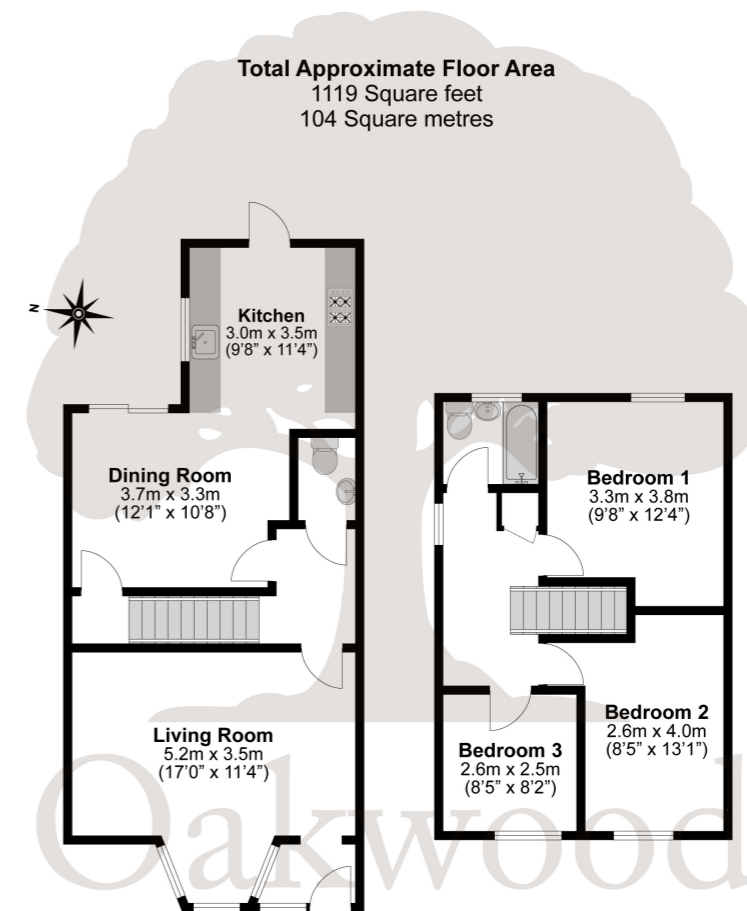
Haybrook College
1.3 miles away State school

Al-Madani Independent Grammar School
1.4 miles away Independent school

Council Tax

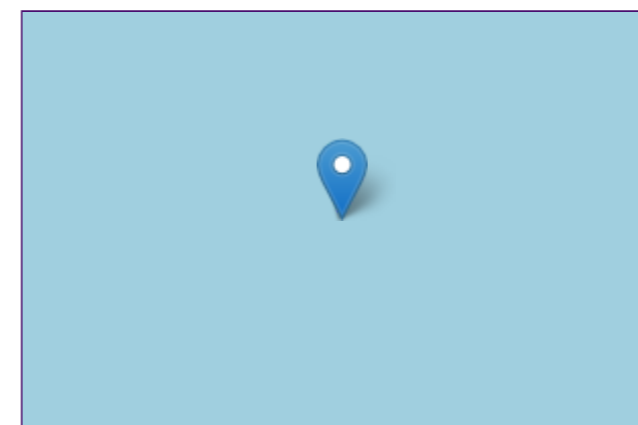
Band D

Floor Plan



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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
81			
England, Scotland & Wales			
EU Directive 2002/91/EC			