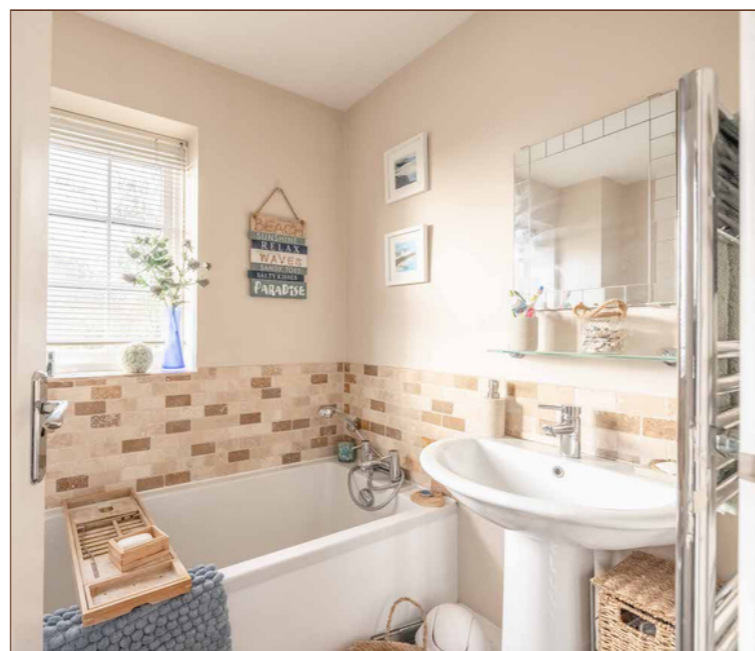
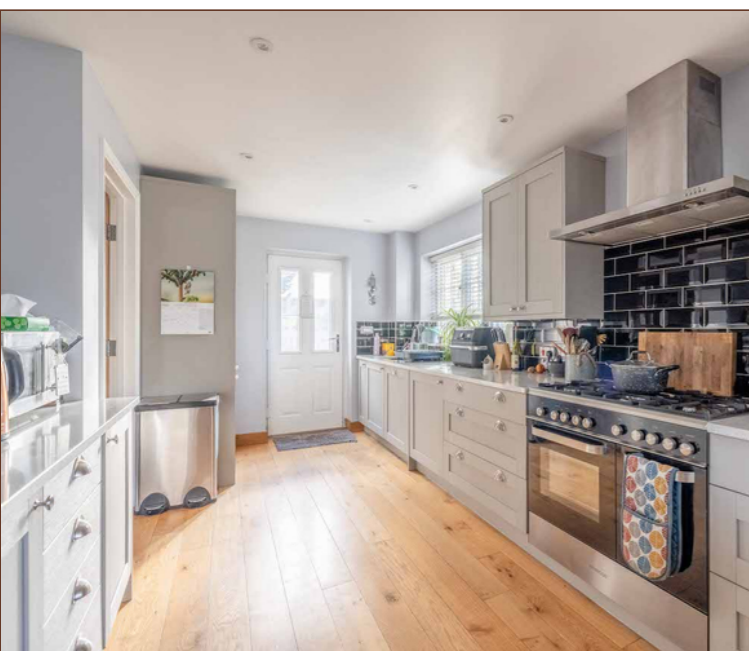




Lent Green Lane is a sought after residential area located in the heart of Burnham Village and is popular with families of all ages. The fantastic location benefits from excellent transport links with easy access to Taplow & Burnham stations (Elizabeth Line) as well as being located within walking distance of a number of schools such as Burnham Grammar School, St Peter's School and Lent Rise School. The Village High Street is an easy walk from your front door and beautiful nature reserves such as Burnham Beeches and Cliveden are easily accessible.











The home itself is tucked away on a quiet cul de sac off Lent Green Lane and is perfect for someone to move in and make this their long term family home. This DETACHED FREEHOLD home is spread across three floors and as a result offers spacious rooms throughout. The ground floor is where you'll find the modern fitted kitchen/diner and spacious lounge. Modern under floor heating covers the ground floor completely and further heating can be provided by the cosy log burner located in the sitting room. The first floor is home to the stunning family bathroom plus two large double bedrooms, the master bedroom is benefitted from an en suite shower room. The third and final huge double bedroom is located on the second floor and includes built in storage cupboards and an en suite shower room.

To the rear there is a private enclosed rear garden which has a patio area perfect for those summer BBQ's plus a further lawn area for family to enjoy. Driveway parking is included to the front and is available for several cars.



Property Information

-  DETACHED HOUSE
-  THREE BATHROOMS
-  DRIVEWAY PARKING FOR SEVERAL CARS
-  EXCELLENT CONDITION THROUGHOUT
-  FREEHOLD
-  THREE BEDROOMS
-  0.5 MILES TO BURNHAM GRAMMAR SCHOOL
-  UNDERFLOOR HEATING

					
x3	x1	x3	x4	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Transport Links

NEAREST STATIONS:

Taplow (0.9 miles)
 Burnham (1.0 miles)
 Maidenhead (2.7 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 1 mile 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. St Peter's Park is less than a 5 minute walk for families and dog walkers

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 proxim

Schools

PRIMARY SCHOOLS:

Lent Rise School - 0.5 Miles
 State School

St Peter's Church Of England School - 0.2 Miles
 State School

Our Lady Of Peace Catholic Primary School - 0.6 Miles
 State School

Priory School - 0.6 Miles
 State School

SECONDARY SCHOOLS:

Burnham Grammar School - 0.5 Miles
 State School

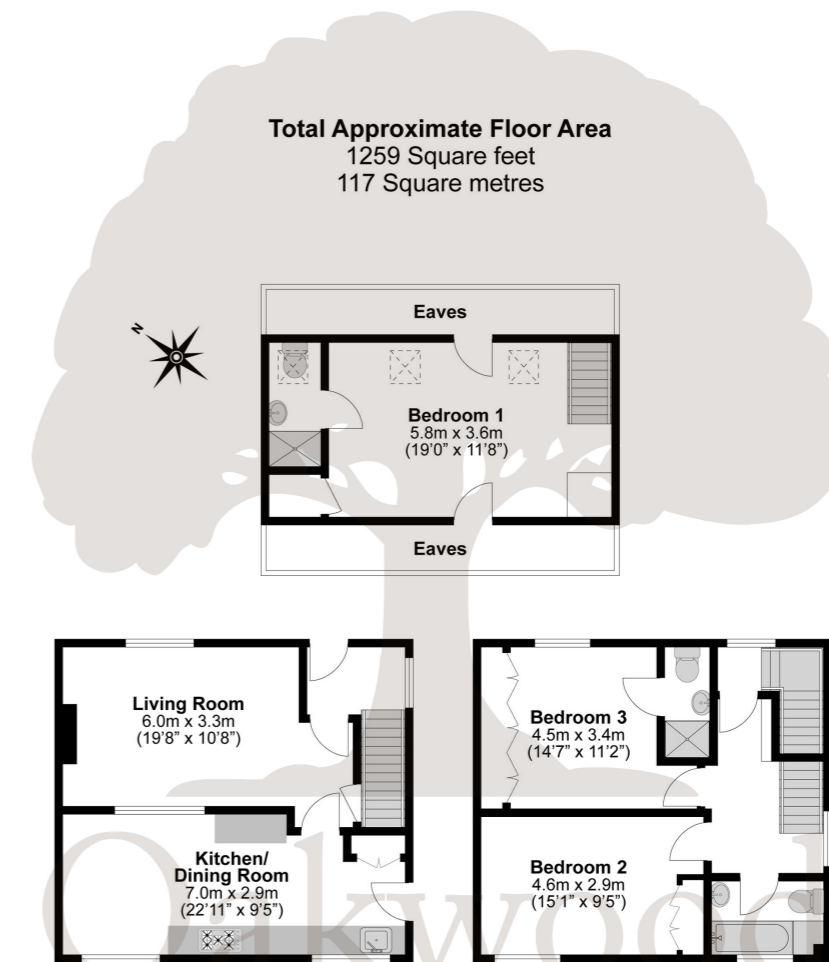
Haybrook College - 0.9 Miles
 State School

Al Madani Grammar School - 0.9 Miles
 Independent School

Council Tax

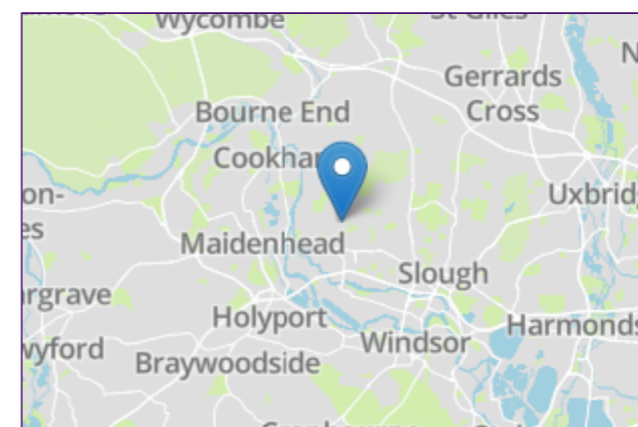
Band E

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
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B	79	
(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	