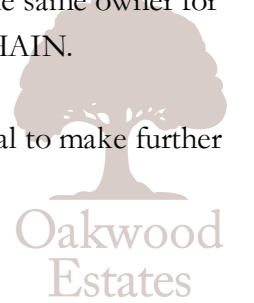


A truly rare opportunity to purchase a family home that is bursting with potential in a highly sought after location. Garrard Road is situated in a residential area that is extremely popular with families of all ages due to excellent local schools available. Lynch Hill Academy is located only 100 yards away and the ever popular Burnham Grammar School is just 0.6 miles away. Further benefitting the area is the close proximity to Burnham station (Elizabeth Line) and Burnham High Street, both of which are just over half a mile away.

This END OF TERRACE FREEHOLD home has beautiful views over Lynch Hill Valley which is perfect for families to use on a daily basis. The unique aspect of this home is the considerable plot that it is located on. The large rear garden wraps around the rear and side and offers ample potential to extend or a potential building development in the future stpp.

The home itself consists of THREE good size bedrooms and a family bathroom on the first floor. The ground floor has already been extended to the rear and as a result has TWO reception rooms in the form of a large lounge and a dining room. A separate kitchen is also located downstairs. The property has been owned by the same owner for over 30 years and has been very well maintained. **SOLD WITH NO ONWARD CHAIN.**

There is a detached garage and driveway to the rear of the garden, the the front there is potential to make further parking by removing the front garden and laying a driveway.

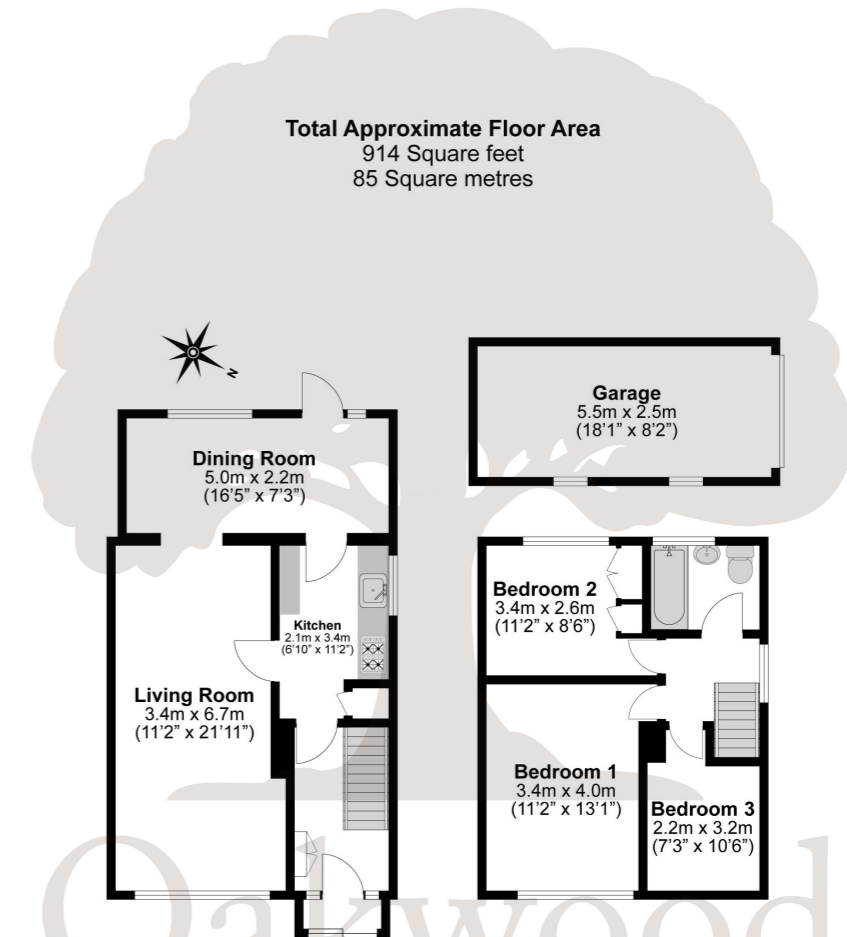


Property Information

-  FREEHOLD
-  LARGE WRAP AROUND PLOT
-  VIEWS OVERLOOKING LYNCH HILL VALLEY
-  EXTENDED TO THE REAR
-  NO ONWARD CHAIN
-  0.7 MILES TO BURNHAM STATION (ELIZABETH LINE)
-  HUGE POTENTIAL FOR BUILDING DEVELOPMENT OR EXTENSION STPP
-  GARAGE AND DRIVEWAY
-  THREE BEDROOMS
-  POTENTIAL FOR FURTHER DRIVEWAY PARKING TO THE FRONT
-  100 YARDS FROM LYNCH HILL ACADEMY

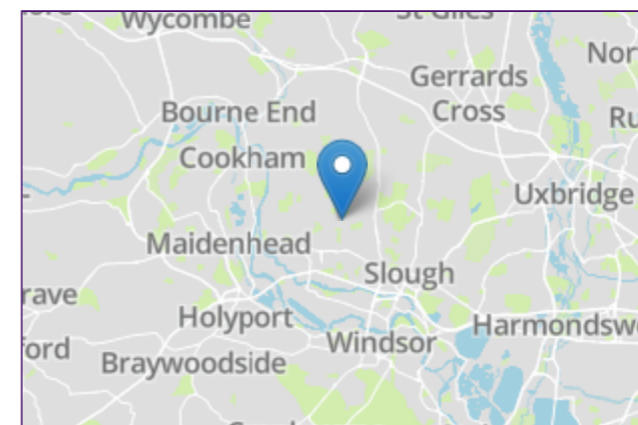
					
x3	x2	x1	x1	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

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.



Transport Links

Nearest stations:

- Burnham (0.7 miles)
- Taplow (2.0 miles)
- Slough (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 into London Waterloo is also available via Windsor & Eton Riverside station.

Location

Burnham offers a good range of shops for day-to-day needs while further shopping facilities can be found in nearby Slough, Maidenhead, Windsor and Beaconsfield. An abundance of sporting facilities in the area including Cliveden Reach which is regarded as one of the most beautiful stretches of the River Thames for boating and fishing. In addition to Nashdom's own parkland there are many attractive walks in the grounds of Cliveden and at Burnham Beeches.

Schools

PRIMARY SCHOOLS:

Lynch Hill School Primary Academy
0.1 miles away State school

Priory School
0.8 miles away State school

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

Claycots School
0.6 miles away State school

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

SECONDARY SCHOOLS:
Burnham Grammar School
0.6 miles away State school

Haybrook College
0.6 miles away State school

Al-Madani Independent Grammar School
0.9 miles away Independent school

Beechwood School
0.7 miles away State school

Council Tax
Band C