









Situated in the heart of this popular residential area is this lovely four/five bedroom detached family home. Royston Way is extremely popular with families of all ages due to several good local primary schools being located nearby, plus the highly sought after Burnham Grammar School is located only 0.5 miles away.

The property has been extended to the rear and the main family lounge has been moved out to this large living space with a wonderful vaulted ceiling providing light and amplifying the feeling of space. The property has been maintained very well and is ready for the next owner to move straight in.

The road also boasts some of the best access to transport links in the area with Burnham train station (Elizabeth Line) located on your doorstep as well easy access to M4 & M40 motorway links.



Property Information

-  FOUR BEDROOMS
-  OPEN - PLAN KITCHEN/LIVING ROOM
-  OFF ROAD PARKING
-  UTILITY ROOM
-  LOFT ROOM/FURTHER BEDROOM
-  TWO BATHROOMS
-  WONDERFUL VAULTED CEILING TO RECEPTION AREA
-  LARGE PRIVATE REAR GARDEN
-  STUDY

					
x5	x1	x2	x6	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Location

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:

Lynch Hill Academy
0.8 miles away State school

Priory School
0.2 miles away State school

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

Lent Rise School
0.7 miles away State school

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

SECONDARY SCHOOLS:

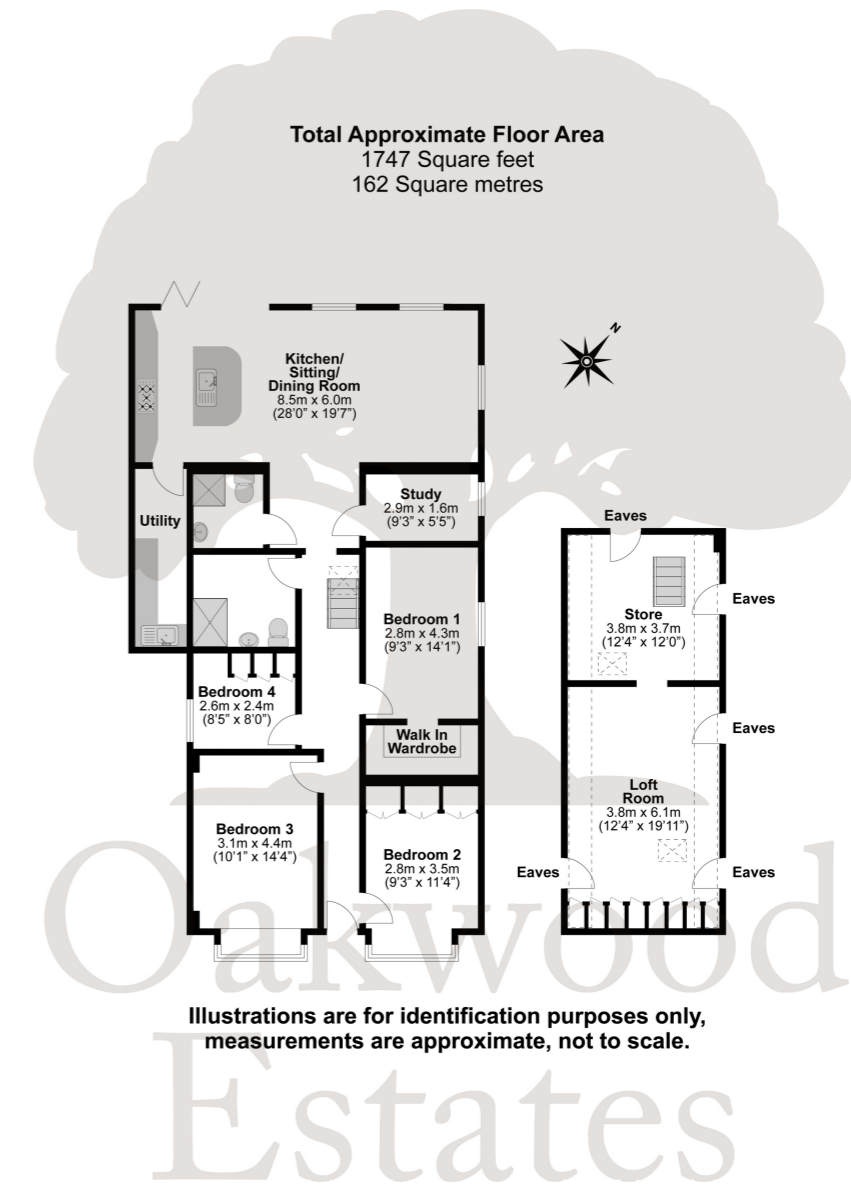
Burnham Grammar School
0.5 miles away State school

Haybrook College
0.2 miles away State school

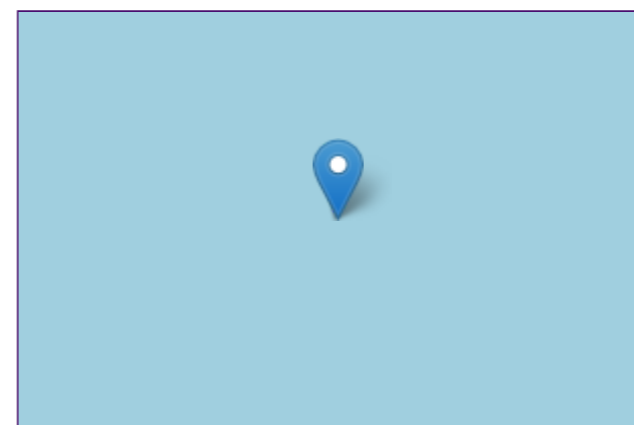
Council Tax

Band E

Floor Plan



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		
(81-91)	B		
(69-80)	C	70	74
(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	