













This three bedroom semi-detached house is situated on a quiet cul-de-sac within the catchment zone for the highly acclaimed Lent Rise School and Burnham Grammar School and is offered to the market as well presented.

The layout features a 16ft bay fronted living room, an 11ft fitted kitchen and a downstairs shower room. To the first floor there are three bedrooms - with the master and second bedrooms benefiting from fitted cupboard space.

Externally, the rear garden is generous and mainly laid to lawn - it is well enclosed via tall hedgerows and provides direct access into the 15ft detached garage with up and over door. To the front there is off street parking for two cars and a further lawn area.

This property is situated within 0.8 miles of Burnham Rail Station (Queen Elizabeth LIne) and comes onto the market with no onward chain allowing for the possibility of a quick sale.

Oakwood Estates



THREE BEDROOMS



QUIET CUL-DE-SAC LOCATION



0.7 MILES TO BURNHAM STATION (ELIZABETH LINE)



0.8 MILES TO BURNHAM GRAMMAR SCHOOL



SEMI-DETACHED



DRIVEWAY & GARAGE



0.4 MILES TO LENT RISE SCHOOL



SOLD WITH NO ONWARD CHAIN



Transport Links

Nearest stations: Burnham (0.7 mi) Taplow (0.9 mi) Maidenhead (2.7 mi)

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

Taplow & 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 0.4 miles away State school

Our Lady Of Peace Catholic School 0.5 miles away State school

Priory Primary School 0.5 miles away State school

St Peter's CofE School 1.0 miles away State school

Cippenham School 0.7 miles away State school

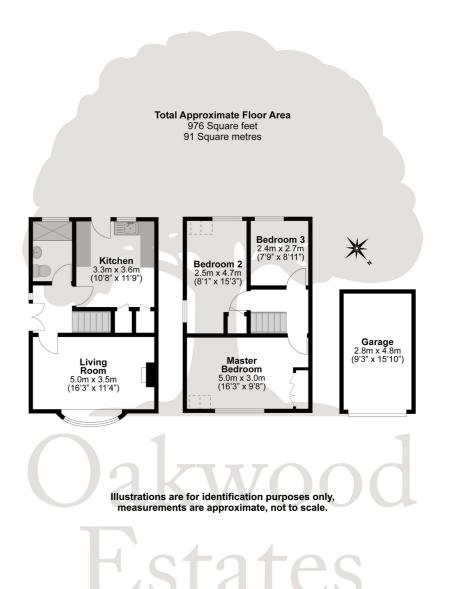
SECONDARY SCHOOLS: Burnham Grammar School 0.8 miles away State school

Haybrook College 0.7 miles away State school

Al-Madani Independent Grammar School 0.4 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 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.

