



This ideal family home is situated just a short walk from Burnham High Street, this is where you will find all your local amenities as well as a number of restaurants, cafes and shops. Burnham Grammar School is around 0.5 miles from your front door and is an easy walk away.

Pepler Way is a lovely private gated development which is an ideal area for all residential buyers. The home is situated within some excellent school catchments and Burnham Grammar school is just 0.5 miles away.

Internally this ideal family home comprises of a large open lounge to the rear of the ground floor, a separate kitchen and a downstairs WC. Upstairs is home to all THREE good size bedrooms. The master bedroom also has the added benefit of an en suite shower room. There is also an additional family bathroom also located on this floor.

To the rear of this lovely home is a private courtyard garden which is an ideal area to enjoy in the summer months while being very low maintenance. There is allocated parking in the form of a garage and an additional parking bay.

This home is being sold with NO ONWARD CHAIN and is ready to move to your desired timescales.

Property Information

- THREE BEDROOMS
- PRIVATE GATED DEVELOPMENT
- WALKING DISTANCE OF BURNHAM HIGH STREET
- TWO BATHROOMS PLUS DOWNSTAIRS WC
- PRIVATE ROAD FEE - £55.20 PCM

- SOLD WITH NO ONWARD CHAIN
- PRIVATE REAR GARDEN
- QUIET CUL DE SAC LOCATION
- GARAGE & ALLOCATED PARKING

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

Transport Links

Nearest stations:

Burnham (1.1 miles)

Taplow (1.3 miles)

Maidenhead (3.1 miles)

All of these stations are on the Elizabeth Line.

The M40 (Junction 2) can be joined at Beaconsfield linking with the M25. The M4 (Junction 7) 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 Taplow (Queen Elizabeth Line) offering services to Central London and from Beaconsfield there is a service to Marylebone.

Location

The property is within walking distance of Burnham High Street and Tesco Superstore plus a variety of restaurants located within the Bishops Centre. 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 is within easy reach, being about three miles away.

School

PRIMARY SCHOOLS:

Lent Rise School

0.8 miles away State school

Priory School

0.7 miles away State school

Our Lady of Peace Catholic Primary and Nursery School

0.8 miles away State school

Lynch Hill Academy

1.2 miles away State school

St Peter's Church of England Primary School

0.1 miles away State school

SECONDARY SCHOOLS:

Burnham Grammar School

0.5 miles away State school

Haybrook College

1.1 miles away State school

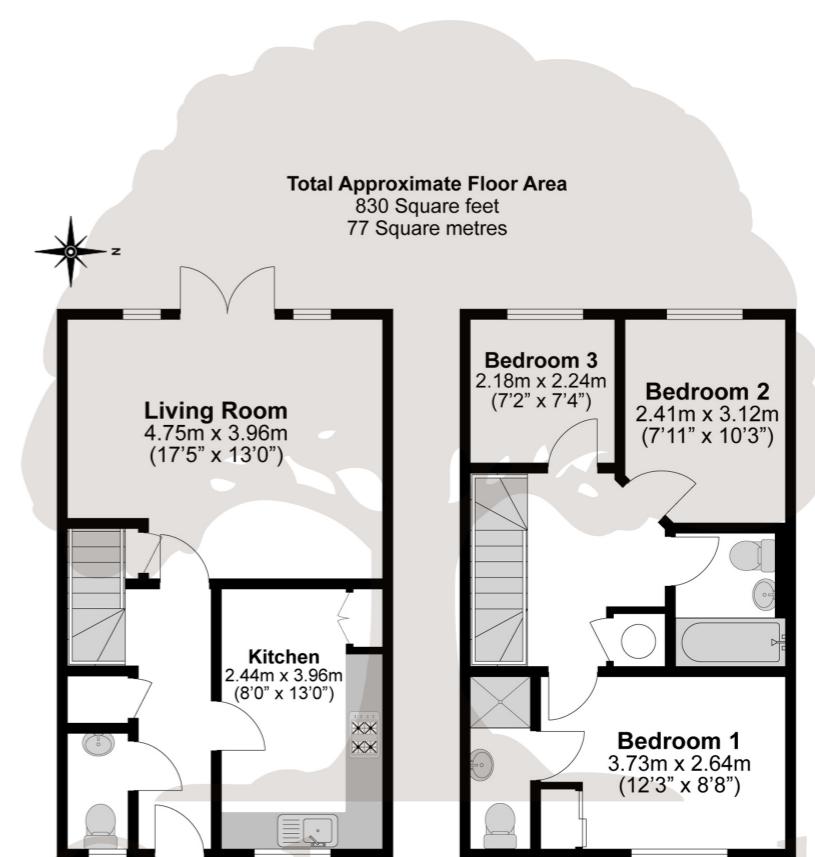
Al-Madani Independent Grammar School

1.5 miles away Independent school

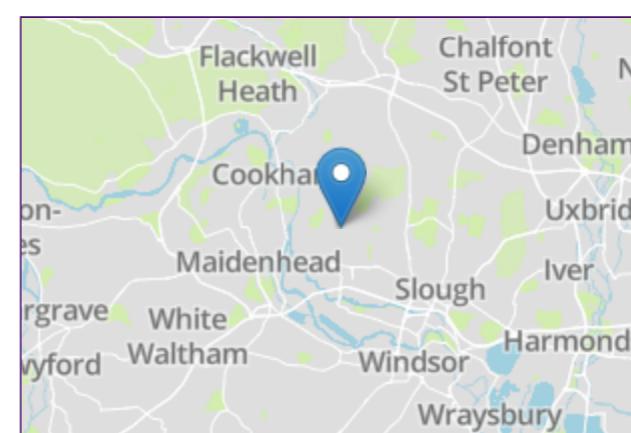
Council Tax

Band E

Floor Plan



Illustrations are for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(69-80)	C	80
(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		