











This extended three bedroom semi-detached Victorian home is ideally positioned within the Lent Rise School and Burnham Grammar School catchment area and is walkable from Taplow Station (Cross Rail). This property is offered to the market as recently renovated and immaculately presented and with planning permission for a loft conversion. The ground floor features a 15ft living room. There is also a 17ft fitted kitchen/diner with bi-folding doors onto the rear garden. In addition to this there is a downstairs WC/utility room. To the first floor there are three well-proportioned bedrooms and a refitted three piece family bathroom with the master bedroom. Externally, the rear garden has been landscaped and includes a decking area ideal for summer dining. To the front of the property there is off street parking for two cars. This property is an excellent family home and comes onto the market in superb condition.

Property Information

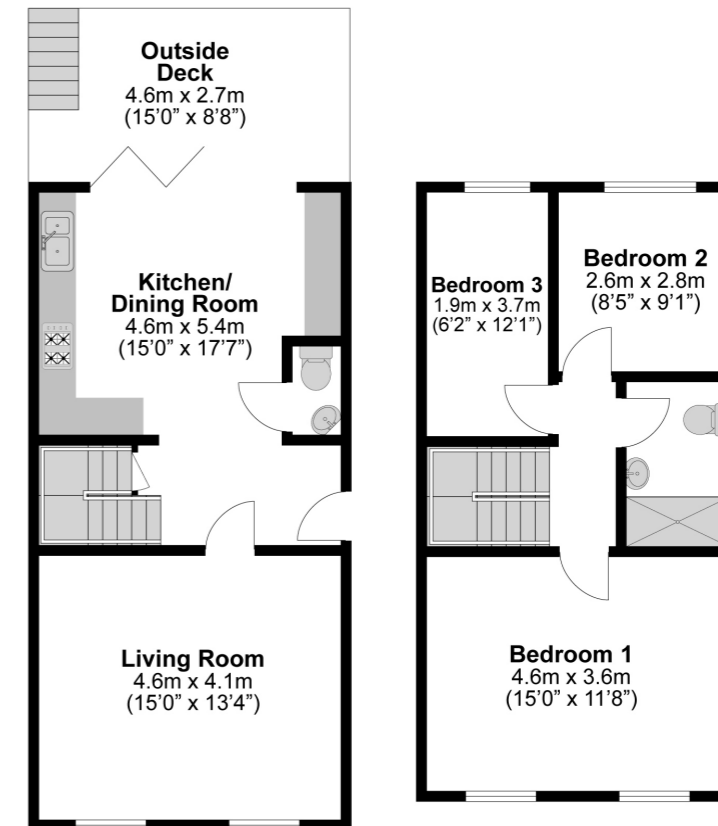
-  **THREE BEDROOM SEMI-DETACHED FAMILY HOME**
-  **REFITTED BATHROOM**
-  **17FT FITTED KITCHEN/BREAKFAST ROOM**
-  **PLANNING PERMISSION FOR LOFT CONVERSION**
-  **DOWNSTAIRS W/C**
-  **VICTORIAN CONVERSION**
-  **NEARBY TO LENT RISE SCHOOL**
-  **RECENTLY RENOVATED**
-  **DECKING AND GARDEN**
-  **BONUS BASEMENT SPACE**

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

Floor Plan

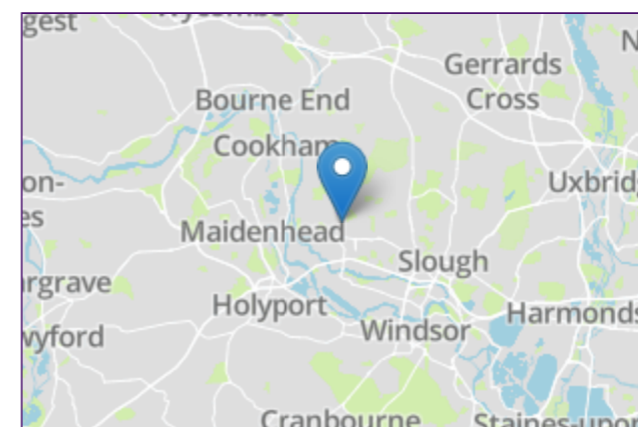


Total Approximate Floor Area
1044 Square feet
97 Square metres



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		
(81-91)	B		86
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

External

The rear garden has been decked with space for storage also. To the front of the property there is off street parking for two cars.

Location

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 1.6 miles 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 is within easy reach, being about three miles away.

Schools

PRIMARY SCHOOLS:

- Lent Rise School
0.2 miles away
- St Peter's Church of England Primary School
0.6 miles away
- Our Lady of Peace Catholic Primary and Nursery School
0.6 miles away
- Priory School
0.7 miles away
- St Nicolas' Church of England Combined School
1 mile away

SECONDARY SCHOOLS:

- Burnham Grammar School
0.8 miles away
- The Westgate School
2 miles away
- Beechwood School
2.1 miles away

Council Tax

Band C