



This four bedroom detached family home is situated within a short walk of Burnham Train Station (Queen Elizabeth Line) as well as a range of local amenities and schools including Burnham Grammar School. The property is positioned on a corner plot and offers flexible and spacious living accommodation.

The ground floor features two reception rooms with the inclusion of a 22ft sitting room with sliding doors onto the rear garden, and a 14ft bay fronted dining room. There is also a 14ft fitted kitchen, an adjoining utility room, a downstairs cloakroom, a fourth bedroom with ensuite shower room, and an entrance hall.

To the first floor there are three bedrooms - the master and second bedrooms are both double-sized and with fitted cupboard space - in addition to a three piece family bathroom.

Externally, the rear garden is mainly laid to lawn with a patio area and purpose-built dog kennel. There is also access to the 15ft detached garage. Whilst to the front of the property there is a carriage-style driveway with gated parking for up to six cars.

This property is an ideal family home due to its generous size and convenient location.

# Property Information

- FOUR BEDROOM DETACHED FAMILY HOUSE
- 22FT SITTING ROOM
- 14FT FITTED KITCHEN
- UTILITY ROOM
- 15FT GARAGE

- SHORT WALK TO BURNHAM TRAIN STATION (CROSSRAIL)
- 14FT DINING ROOM
- BEDROOM 4 WITH ENSUITE
- DOWNSTAIRS CLOAKROOM
- CARRIAGE-DRIVEWAY WITH PARKING FOR 6 CARS



## External

The rear garden is mainly laid to lawn with a patio area and purpose-built dog kennel. There is also access to the 15ft detached garage. Whilst to the front of the property there is a carriage-style driveway with gated parking for up to six cars.

## Transport Links

Nearest stations:

Burnham (0.2 mi)

Taplow (1.4 mi)

Slough (2.6 mi)

The village has excellent transport links with mainlines to Paddington (via Taplow & Burnham), and the M4 junction 7 giving access to Heathrow Airport, London and the M25 Motorway network. Regular services running from Burnham and Taplow stations run to both Reading and London Paddington.

## Schools

### PRIMARY SCHOOLS:

Lent Rise School  
0.5 miles away State school

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

Priory School  
0.6 miles away State school

Cippenham Infant School  
0.6 miles away State school

### SECONDARY SCHOOLS:

The E-Act Burnham Park Academy  
0.3 miles away State school

Burnham Grammar School  
0.6 miles away State school

Haybrook College  
0.9 miles away State school

Al-Madani Independent Grammar School  
1.4 miles away Independent school

## Council Tax

Band F

# Floor Plan



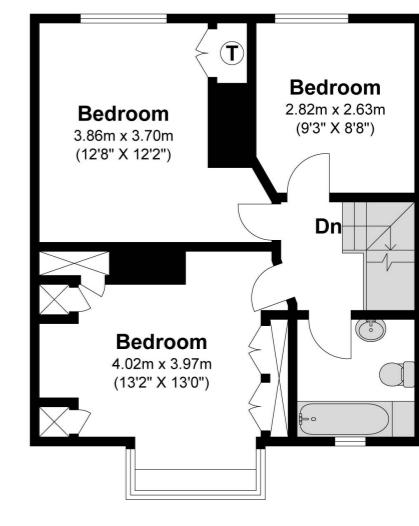
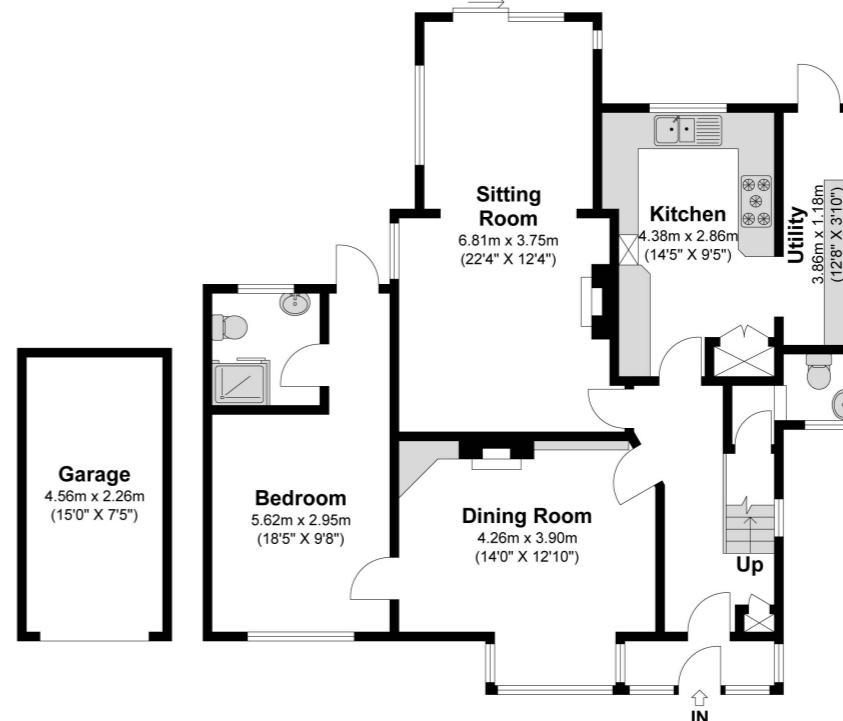
### Burnham Lane

Approximate Floor Area

1400.71 Square feet 130.13 Square metres (Excluding Garage)

Garage Area 110.97 Square feet 10.31 Square metres

Total Area 1511.68 Square feet 140.44 Square metres (Including Garage)



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 Govview.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.

