

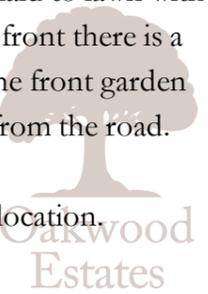
This five double bedroom detached family house is located in a highly desirable cul-de-sac within walking distance of Burnham Village. The property is approximately 0.5 miles to Burnham Grammar School and 1.3 miles to Burnham Train Station (Crossrail).

The ground floor features a stunning 31ft quartz fitted kitchen/living/dining area which offers plenty of light due to its windows to all four sides. The living room benefits from a dual burner stove (coal and wood) and there are sliding doors onto the rear garden. There is also a 21ft sitting room, a downstairs cloakroom and a large entrance hall.

To the first floor there are five double-sized bedrooms, a three piece bathroom and a further shower room. The landing provides access to the loft which is boarded and stretches across the majority of the property.

Externally, the south-facing rear garden is well enclosed due to its tall hedgerows and mainly laid to lawn with a patio area ideal for summer dining. The garden incorporates a timber shed. Whilst to the front there is a large driveway with parking for up to four cars in addition to the 20ft garage/utility area. The front garden also benefits from three mature silver birch trees allowing for plenty of shade and privacy from the road.

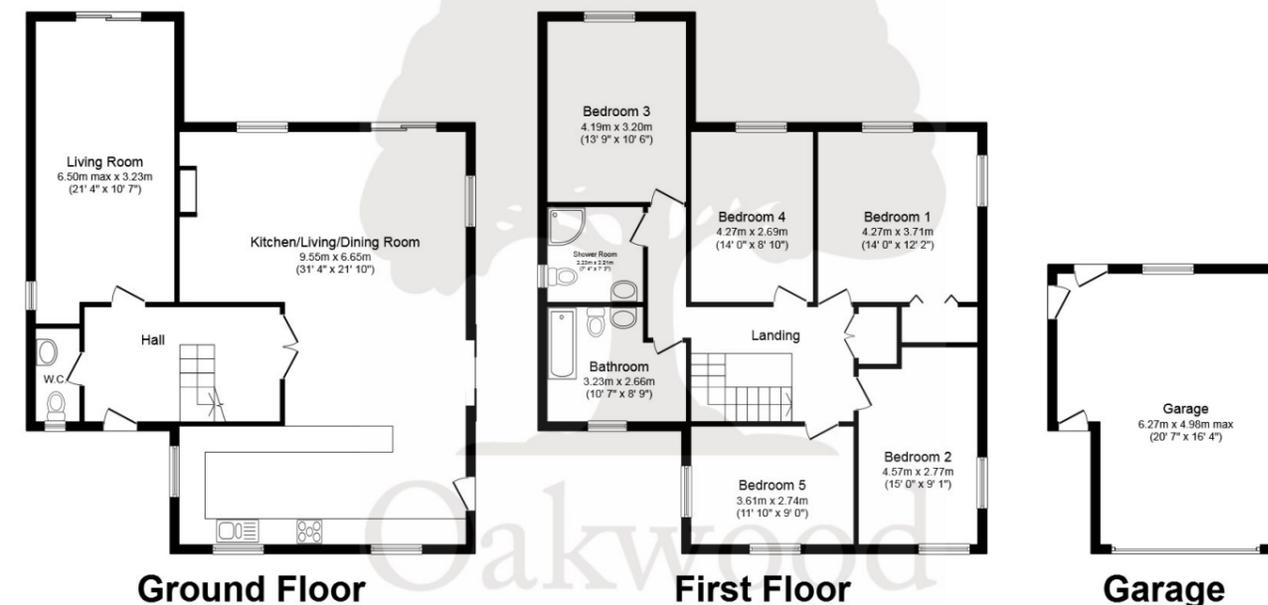
This property is an excellent family purchase due to its generous size and convenient location.



Property Information

-  FIVE DOUBLE BEDROOM DETACHED FAMILY HOUSE
-  HIGHLY DESIRABLE CUL-DE-SAC NEARBY TO BURNHAM VILLAGE
-  31FT QUARTZ FITTED KITCHEN/LIVING AREA
-  21FT SITTING ROOM
-  2 BATHROOMS
-  DOWNSTAIRS CLOAKROOM
-  20FT GARAGE
-  PARKING FOR 4 CARS
-  SOUTH-FACING GARDEN

					
x5	x2	x2	x4	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Total floor area 216.5 sq.m. (2,331 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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.

External

The south-facing rear garden is well enclosed due to its tall hedgerows and mainly laid to lawn with a patio area ideal for summer dining. The garden incorporates a timber shed.

To the front there is a large driveway with parking for up to four cars in addition to the 20ft garage/utility area. The front garden also benefits from three mature silver birch trees allowing for plenty of shade and privacy from the road. There is side access to the rear of the property.

Location

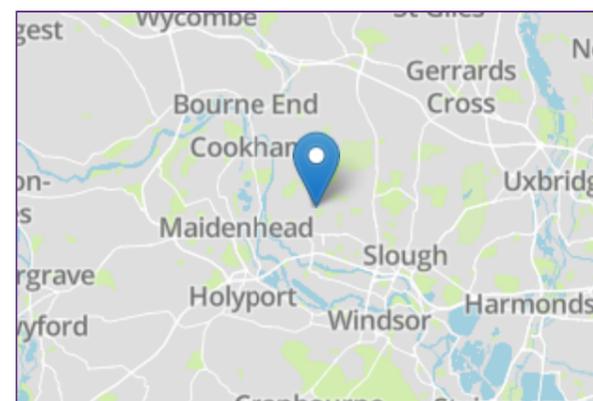
Burnham Village offers good local shopping facilities and the larger centres of Beaconsfield, Slough and Maidenhead are within easy reach and offer more extensive facilities. The M40 (junction 2) can be joined at Beaconsfield linking with the M25. The M4 (junction 7 approximately two miles away) also 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, part of the Crossrail line and from Beaconsfield there is a service to Marylebone.

Education/Leisure Facilities

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.

Council Tax

Band G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	