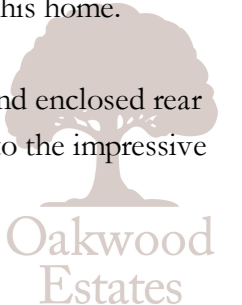


Crosthwaite Way is a highly sought after residential area located a stone's throw from Burnham train station (Elizabeth Line) and Burnham Grammar School. The area is very popular with families of all sizes due to the excellent school catchments, proximity to all local amenities and superb public transport links as well as easy access to M4 junction 7.











The property itself has been heavily extended to the rear which allows ample space for your family to grow over the years. Private gates stand at the entrance to the plot, once you make your way through the gates you are greeted by driveway parking for several cars.

This deceptively large family home offers FIVE double bedrooms with en suite shower rooms to both the master and second bedrooms. The extension to the side of the home has allowed the original kitchen to be improved into a modern kitchen & dining area. Both reception rooms and the master bedroom can be found in the extension to the rear. The two reception rooms boast an impressive 21ft EACH and provide ample space for both entertaining and those cosy family nights in. A utility area by the front entrance completes the internal of this home.

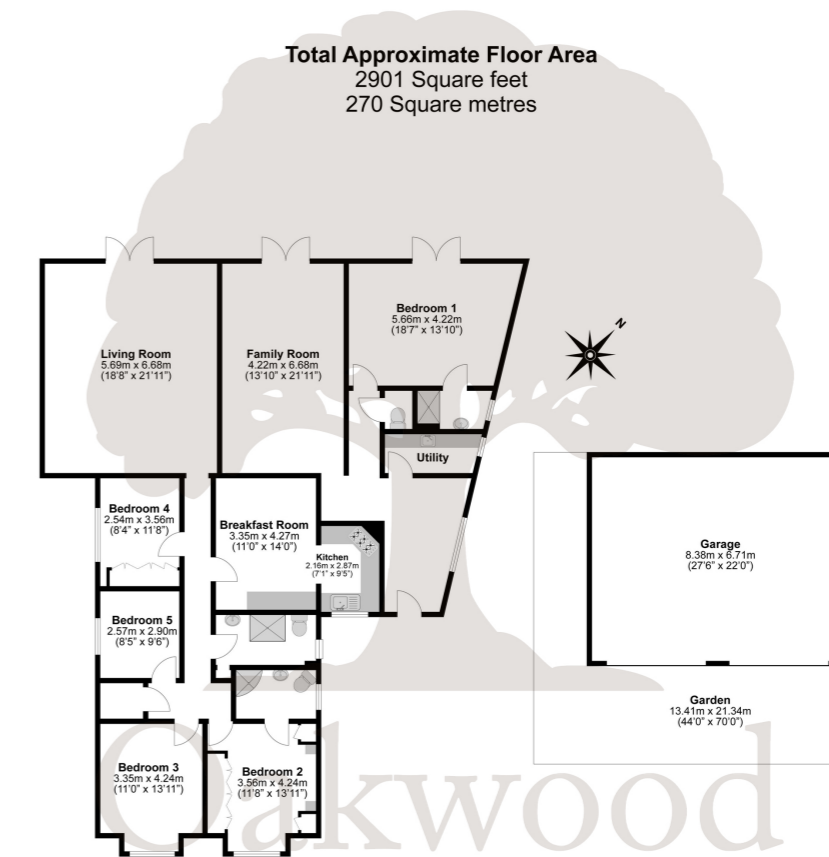
Patio doors from both reception rooms and the master bedroom allow access into the private and enclosed rear garden. The exceptionally wide plot is perfect for the entire family to enjoy and it is also home to the impressive outbuilding/garage.



# Property Information

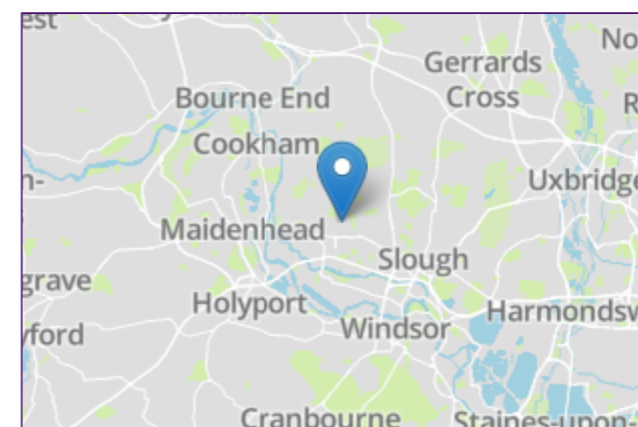
-  FIVE BEDROOMS
-  HEAVILY EXTENDED
-  PRIVATE GATED DRIVEWAY FOR 5+ CARS
-  LARGE REAR GARDEN
-  EV CHARGE POINT
-  DETACHED BUNGALOW
-  0.3 MILES TO BURNHAM STATION (ELIZABETH LINE)
-  GOOD CONDITION THROUGHOUT
-  THREE BATHROOMS
-  DOUBLE GARAGE

					
x5	x2	x3	x5	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	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 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		80
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Transport Links

Nearest stations:  
 Burnham (0.2 mi)  
 Taplow (1.4 mi)  
 Slough (2.6 mi)

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, offering services to Paddington and from Beaconsfield there is a service to Marylebone. Burnham is included within the Crossrail scheme.

## Education/Leisure

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:**
- Lynch Hill Academy  
1.0 miles away State school
  - Priory School  
0.3 miles away State school
  - Our Lady of Peace Catholic Primary and Nursery School  
0.5 miles away State school
  - Lent Rise School  
1.0 miles away State school
  - St Peter's Church of England Primary School  
1.1 miles away State school
- SECONDARY SCHOOLS:**
- Burnham Grammar School  
0.5 miles away State school
  - Haybrook College  
0.4 miles away State school
  - Al-Madani Independent Grammar School  
0.8 miles away Independent school

## Council Tax

Band E