



This three bedroom semi-detached house is situated on a quiet close within a short walk of Burnham High Street and its variety of amenities as well as being within the catchment zone for Burnham Grammar School and St Peter's Church of England Primary School.

The ground floor features a 14ft lounge/diner, a 10ft fitted kitchen, a rear porch and entrance hall.

To the first floor there are three bedrooms - bedrooms one and two with fitted cupboard space - a family bathroom and separate W.C.




Externally, the rear garden is low maintenance whilst to the front there is off street parking for two cars and outside storage.

This property is an excellent first time purchase and/or investment and comes onto the market with no onward chain allowing for the possibility of a quick sale.





## Property Information

-  THREE BEDROOM SEMI-DETACHED HOUSE
-  14FT LOUNGE/DINER
-  FAMILY BATHROOM & SEPARATE W.C
-  PARKING FOR 2 CARS
-  QUIET LOCATION WITHIN SHORT WALK OF BURNHAM HIGH ST
-  10FT FITTED KITCHEN
-  LOW MAINTENANCE GARDEN
-  NO CHAIN

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

### Transport Links

Nearest stations:

- Burnham (1.3 mi)
- Taplow (1.4 mi)
- Cookham (2.8 mi)

### Location

Burnham offers a good range of shops for day-to-day needs while further more extensive shopping facilities can be found in nearby Maidenhead, Windsor and Beaconsfield. Leisure pursuits include golf at Burnham Beeches and horse racing at Ascot and Windsor. In addition there are many attractive walks in the grounds of Cliveden, Windsor Great Park and Burnham Beeches.

Schools in this area include PRIMARY SCHOOLS: St Peter's Church of England Primary School, Priory School, Our Lady of Peace Catholic Primary and Nursery School and Lent Rise School.

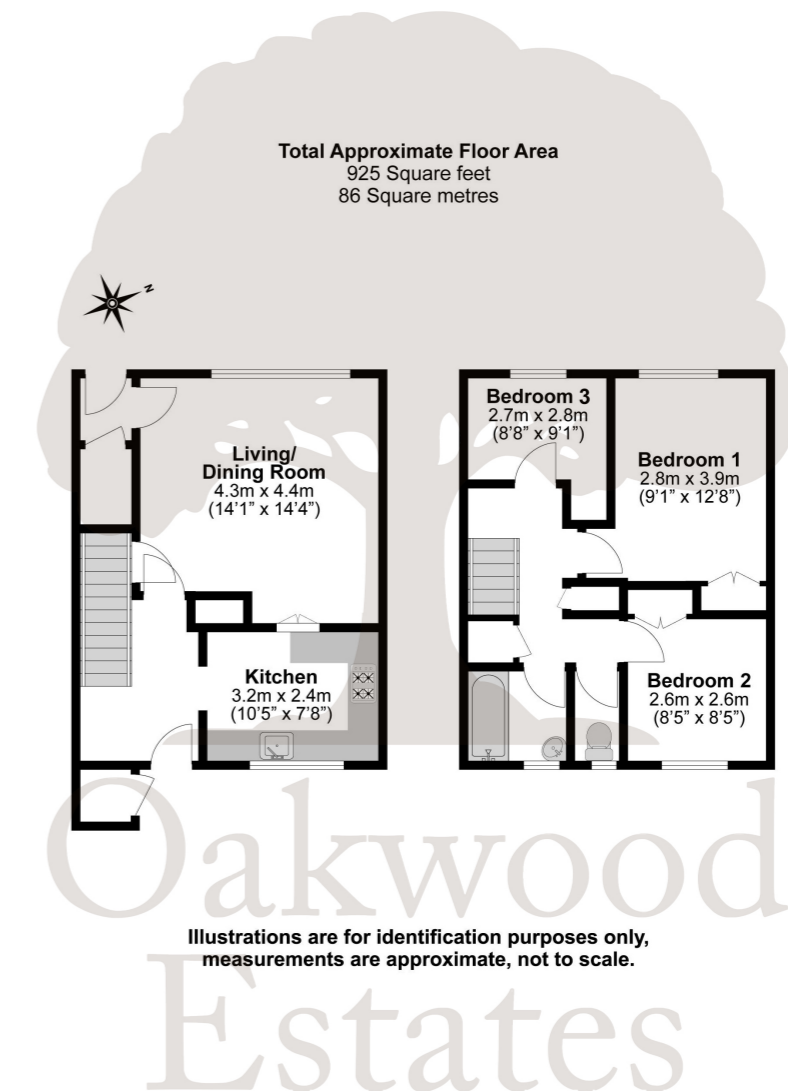
SECONDARY SCHOOLS: Burnham Grammar

Burnham and Taplow British Rail Stations are served by Crossrail. 'The Elizabeth Line' travels through London connecting Reading in the west and to Shenfield in the east meaning the heart of the West End (Bond Street) is just 38 minutes away. There are excellent road links providing easy access to the M4 and M25.

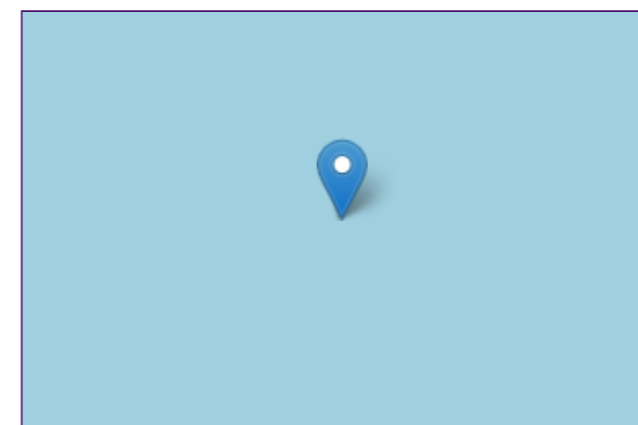
### Council Tax

Band D

## Floor Plan



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 |         | 85        |
| (69-80)                                     | C | 71      |           |
| (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                     |   |         |           |