

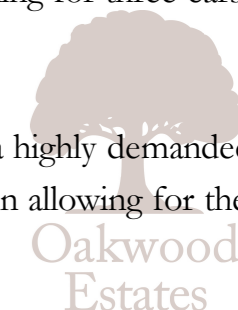
This three bedroom detached family home is situated on a sought after cul-de-sac nearby to Burnham High Street and just 0.2 miles from Burnham Grammar School. The property is offered to the market in need of modernisation and with the potential to extend onto the rear (STP).











The ground floor features two reception rooms with the inclusion of a 25ft living room and a 12ft dining room. There is also a 15ft fitted kitchen/breakfast room, a downstairs cloakroom and a sizeable entrance hall.

To the first floor there are three well-proportioned bedrooms and a bathroom with separate W.C.

Externally the rear garden measures to approximately 70ft and is mainly laid to lawn with a patio area directly outside the property. To the front there is a carriage-style driveway with parking for three cars in addition to a 29ft garage.

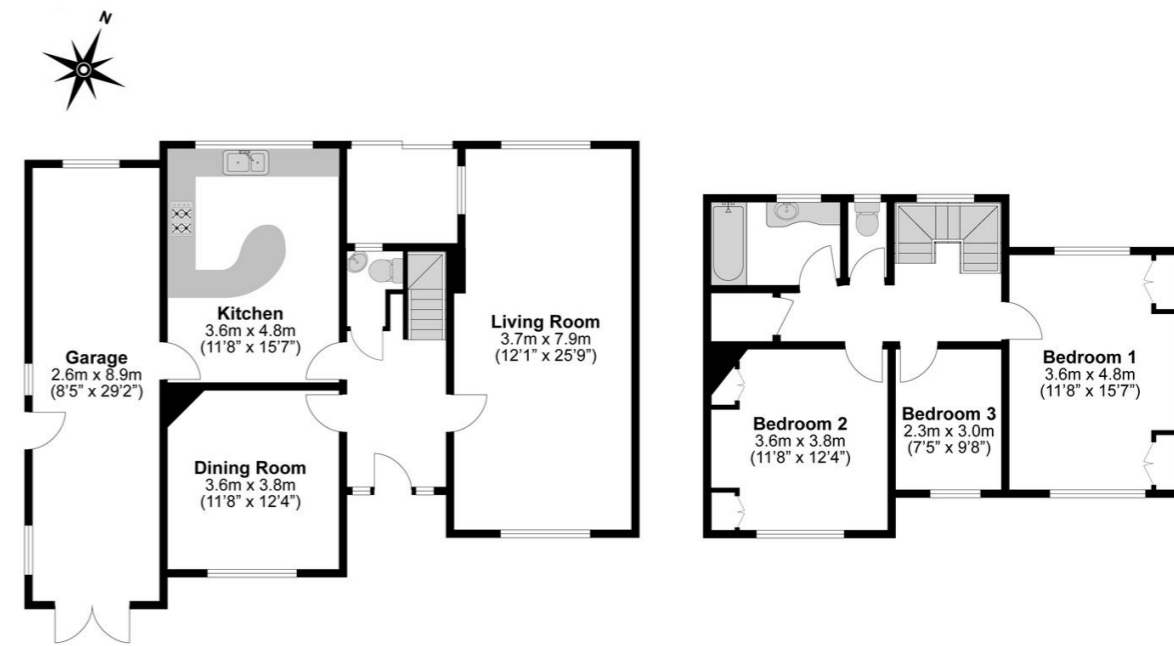
This property is an excellent family or project purchase and is quietly positioned on a highly demanded road and within a mile of Burnham Train Station (Crossrail). There is no onward chain allowing for the possibility of a quick sale.



-  THREE BEDROOM DETACHED FAMILY HOUSE
-  POTENTIAL TO EXTEND ONTO SIDE/REAR (STP)
-  NEEDS MODERNISATION
-  2 RECEPTIONS
-  CARRIAGE-STYLE DRIVEWAY
-  SOUGHT AFTER CUL-DE-SAC NEARBY TO HIGH ST
-  0.2 MILES TO BURNHAM GRAMMAR SCHOOL
-  15FT FITTED KITCHEN/BREAKFAST ROOM
-  29FT GARAGE
-  NO CHAIN

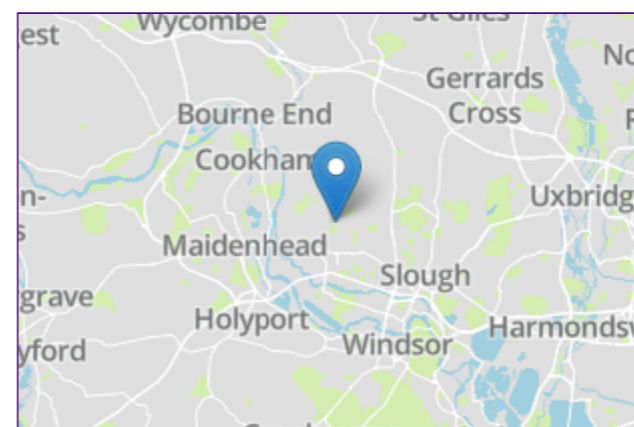
					
x3	x2	x1	x3	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

**Total Approximate Floor Area**  
1797 Square feet  
167 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.



**External**

The rear garden measures to approximately 70ft and is mainly laid to lawn with a patio area directly outside the property. To the front there is a carriage-style driveway with parking for three cars in addition to a 29ft garage.

**Adaptions**

- There is the potential to extend onto the side/rear (STP).

**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, 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.

**Council Tax**

Band G