

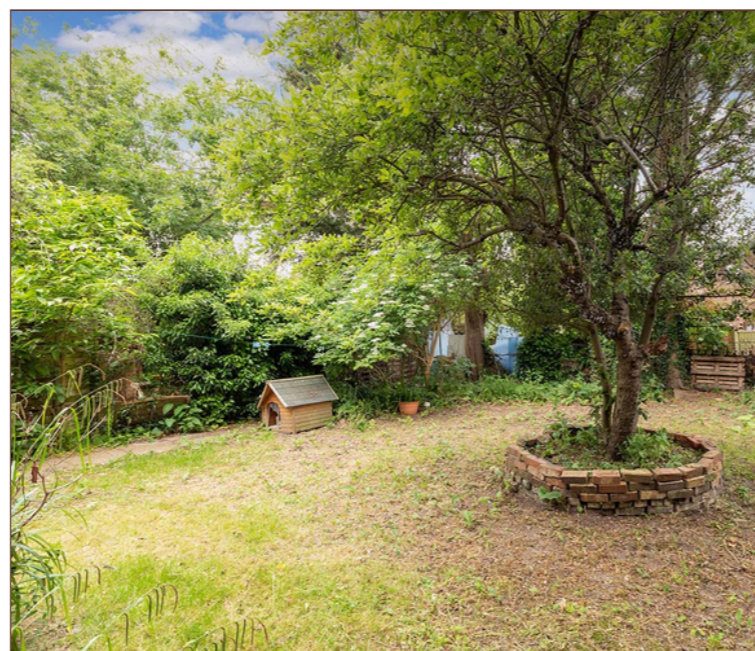


This three/four bedroom detached family house is located in a highly desirable cul-de-sac within walking distance of Burnham Village. The property is situated on a large plot and offers huge scope for extension or remodelling(STP).

The ground floor features a 20ft living room and a 10ft study/guest bedroom. There is also an 13ft kitchen/breakfast room, a downstairs cloakroom and a large entrance hall. To the first floor there are three well-proportioned bedrooms and a three piece family bathroom with the 20ft master bedroom benefiting from double aspect windows.

Externally the mature rear garden is mainly laid to lawn and well-enclosed via tall trees and hedgerows. To the front there are further gardens and a driveway with parking for two cars in addition to a 17ft garage.

This property is an excellent family purchase due to its generous size and convenient location and the property is also offered to market with no onward chain, this would also be ideal for anybody looking for a project.



## Property Information

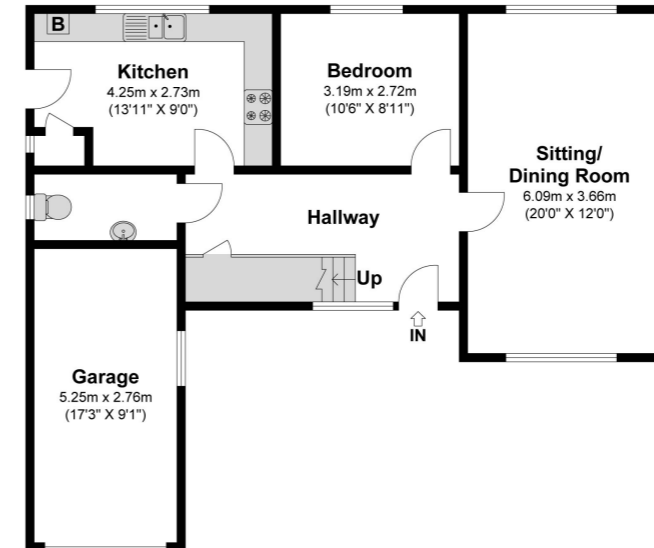
-  THREE/FOUR BEDROOM DETACHED FAMILY HOME
-  LARGE PLOT
-  FRONT AND REAR PRIVATE GARDEN
-  13FT KITCHEN
-  NO CHAIN
-  HIGHLY DESIRABLE CUL-DE-SAC NEARBY TO BURNHAM VILLAGE
-  17FT GARAGE
-  HUGE SCOPE FOR EXTENSION/REMODELLING (STP)
-  20FT LIVING ROOM

					
x4	x1	x1	x2	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

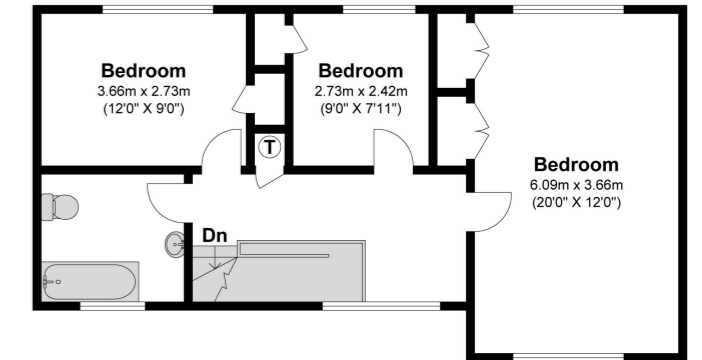
## Floor Plan



**Alice Lane**  
 Approximate Floor Area  
 1301.78 Square feet 120.94 Square metres (Excluding Garage)  
 Garage Area 144.13 Square feet 13.39 Square metres  
 Total Area 1445.91 Square feet 134.33 Square metres (Including Garage)



Ground Floor



First Floor

**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

Externally the mature rear garden is mainly laid to lawn and well-enclosed via tall trees and hedgerows. To the front there are further gardens and a driveway with parking for two cars in addition to a 17ft garage.

### 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 E

