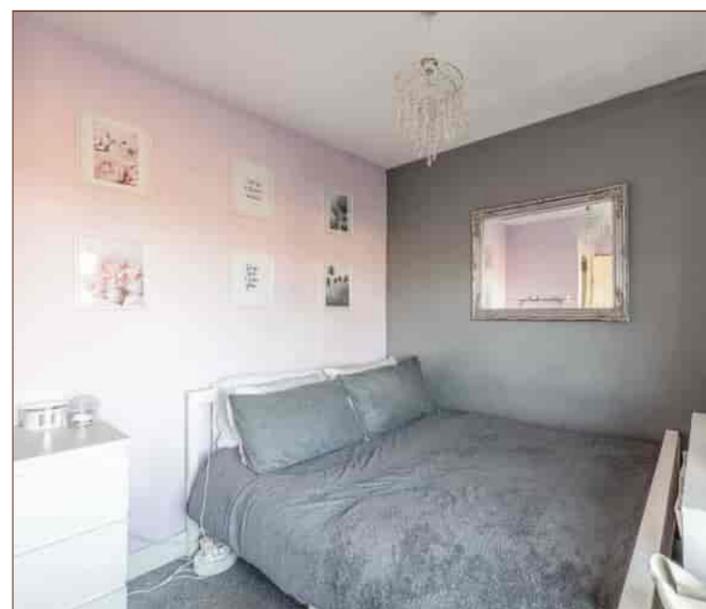
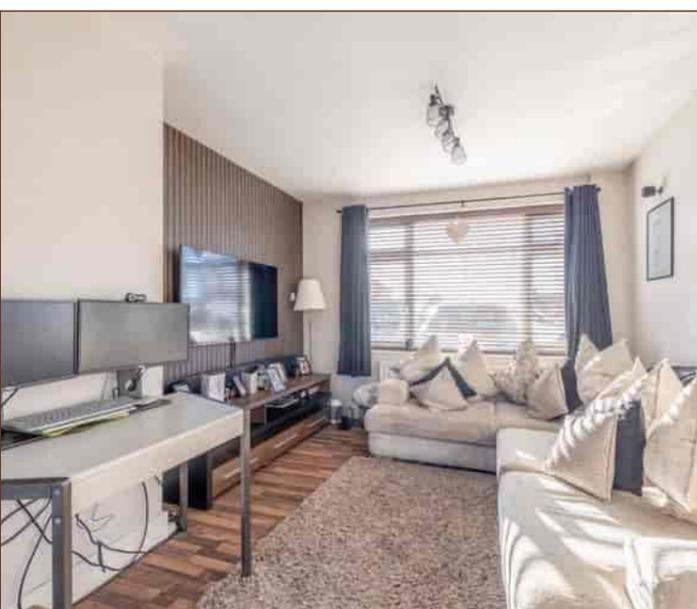


Take advantage of this ideal opportunity to purchase your first home in a popular residential area on the borders of Burnham Village. Pemberton Road is located under half a mile away from both Lynch Hill School & Burnham Grammar School making this area highly sought after for families of all ages. Burnham train station (Elizabeth Line) is only a short walk away making commuting into London the easiest that it has ever been.



The home itself is presented in excellent condition throughout and is ready for the next family to move straight in. The ground floor consists of an open plan stunning kitchen/dining and living area. This dual aspect room provides ample space and is flooded with natural light throughout. The first floor is home to all **THREE** bedrooms and the modern family bathroom.

A private and enclosed garden is located to the rear of the property and consists of a low maintenance artificial grass and decking area, perfect for the entire family to enjoy. Driveway parking for **TWO** cars is located to the front of the property.



Property Information

-  FREEHOLD
-  DRIVEWAY PARKING
-  GOOD CONDITION THROUGHOUT
-  0.6 MILES TO BURNHAM TRAIN STATION (ELIZABETH LINE)
-  THREE BEDROOMS
-  PRIVATE AND ENCLOSED REAR GARDEN
-  0.5 MILES TO BURNHAM GRAMMAR SCHOOL
-  OPEN PLAN KITCHEN & LIVING AREA

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

Transport Links

Nearest stations:

- Burnham (0.5 miles)
- Taplow (1.7 miles)
- Slough (2.5 miles)

The M4 (jct 7) is approximately 2 miles distant, as is the M40 (jct 2) and these in turn provide access to the M25, M3 and Heathrow Airport. British Rail connections to Paddington are available from Burnham and Maidenhead. A direct train into London Waterloo is also available via Windsor & Eton Riverside station.

Location

Burnham offers a good range of shops for day-to-day needs while further shopping facilities can be found in nearby Slough, Maidenhead, Windsor and Beaconsfield. An abundance of sporting facilities in the area including Cliveden Reach which is regarded as one of the most beautiful stretches of the River Thames for boating and fishing. In addition to Nashdom's own parkland there are many attractive walks in the grounds of Cliveden and at Burnham Beeches.

Schools

PRIMARY SCHOOLS:

- Lynch Hill School Primary Academy
0.3 miles away State school

Priory School

- 0.5 miles away State school

Our Lady of Peace Catholic Primary and Nursery School
0.6 miles away State school

Claycots School
0.8 miles away State school

St Peter's Church of England Primary School
1.0 miles away State school

SECONDARY SCHOOLS:
Burnham Grammar School
0.3 miles away State school

Haybrook College
0.4 miles away State school

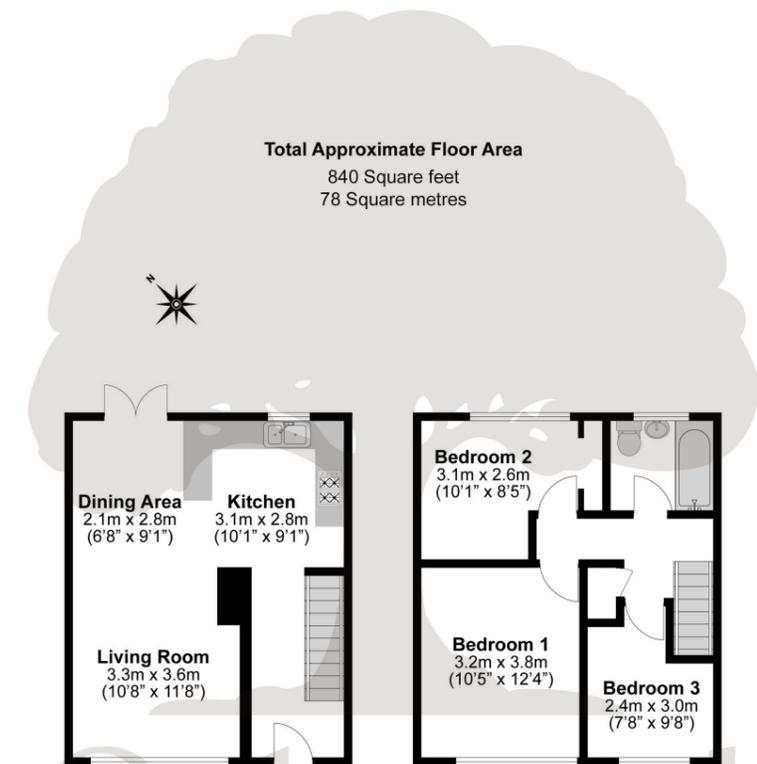
Al-Madani Independent Grammar School
0.7 miles away Independent school

Beechwood School
1.0 miles away State school

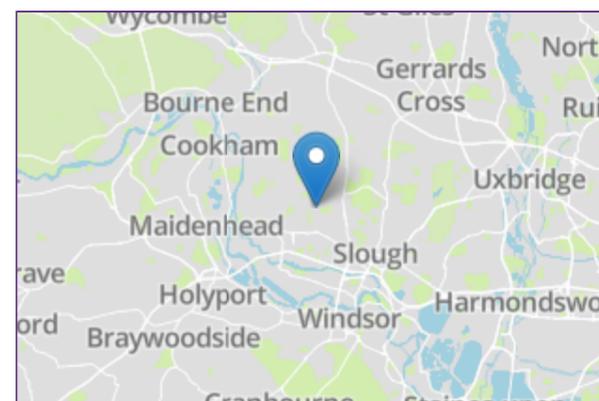
Council Tax

Band C

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		87
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
<small>EU Directive 2002/91/EC</small>			