

This superbly presented three double bedroom detached house was built in 2018 and is situated within a sought after cul-de-sac. The accommodation is set over two with the ground floor featuring a stunning 16ft granite fitted kitchen/diner with French doors onto the rear garden, a 14ft living room and a downstairs cloakroom. To the first floor there are two double-sized bedrooms, both benefiting from built in wardrobes in addition to a single bedroom/office and a contemporary three piece family bathroom. Externally there is a driveway for 2 cars in addition to an 18ft garage. The rear garden is mostly artificial grass, with a patio area ideal for summer dining. This property benefits from nearby transport links to Taplow and Burnham Train stations (Crossrail) and is an excellent family purchase due to its quiet and convenient location. There is no onward chain allowing for the possibility of a quick sale.





# Property Information

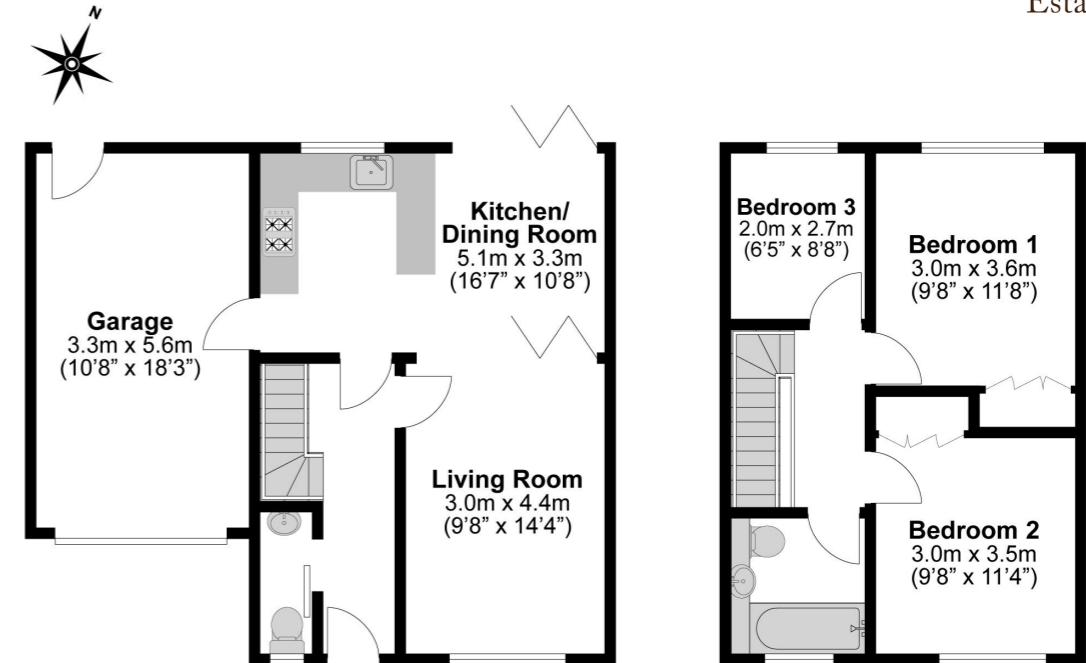
# Floor Plan

-  THREE BEDROOM DETACHED HOUSE
-  CUL DE SAC LOCATION
-  16FT GRANITE FITTED KITCHEN/DINER
-  18FT GARAGE
-  PREMIERE WARRANTY
-  BUILT IN 2018
-  IMMACULATELY PRESENTED
-  DOWNSTAIRS W.C
-  PARKING FOR 2 CARS
-  NO CHAIN



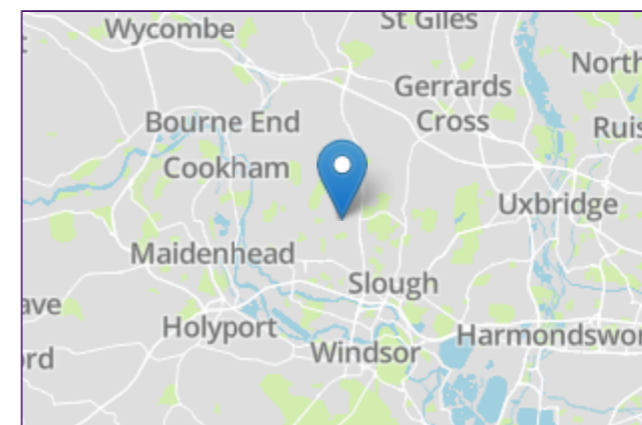
**Total Approximate Floor Area**  
1087 Square feet  
101 Square metres

					
x3	x2	x1	x2	Y	Y
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			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### External

Externally there is a driveway for 2 cars and a front garden in addition to access to the 18ft garage. The rear garden is mostly laid to lawn and artificial grass, with a patio area ideal for summer dining.

### Transport Links

Nearest Stations:  
Taplow: (2.7 Miles)  
Burnham: (1.8 Miles)  
Maidenhead: (5.2 Miles)

### Location

Burnham Village offers good local shopping facilities and the larger centres of Windsor, Maidenhead, Beaconsfield and High Wycombe are within easy reach and offer more extensive 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 A