



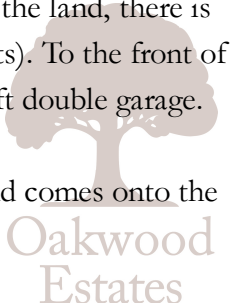
This four double bedroom detached family home is nicely positioned on a substantial corner plot offering vast potential for re-development (STP). The property is located on one of Burnham's premier roads and is situated just a short stroll from Burnham High Street and the highly regarded Burnham Grammar School.

The ground floor features three reception rooms with the inclusion of an 18ft sitting room with a functional fireplace, a 17ft family room with French doors onto the rear garden, and a 14ft study/office room. There is also a 16ft granite fitted 'Shaker' kitchen with a range of fitted appliances, a utility room, a boot room, a downstairs cloakroom and an entrance hall.











To the first floor there are four double-sized bedrooms and a walk-in-dressing room, in addition to two large family bathrooms and plenty of eaves storage and fitted cupboard spaces within the majority of the bedrooms.

Externally, the rear garden is generous, measuring to in excess of 100ft - it is mainly laid to lawn with a patio area ideal for summer entertaining and provides access into the 15ft workshop. Due to the nature of the land, there is the potential for further development at the rear of the plot (subject to the usual building consents). To the front of the property there is a large gravelled driveway with parking for five/six cars in addition to a 19ft double garage.

This property is an excellent family purchase due to its generous size and convenient location and comes onto the market with no onward chain allowing for the possibility of a quick sale.



Property Information

- **FOUR DOUBLE BEDROOM DETACHED FAMILY HOUSE**
- **18FT SITTING ROOM**
- **16FT GRANITE FITTED 'SHAKER' KITCHEN**
- **TWO LARGE BATHROOMS**
- **LARGE DRIVEWAY WITH PARKING FOR 5-6 CARS**
- **GENEROUS CORNER PLOT WITH POTENTIAL FOR DEVELOPMENT (STP)**
- **17FT FAMILY ROOM**
- **STUDY/OFFICE**
- **19FT DOUBLE GARAGE**
- **NO CHAIN**

**x4**
Bedrooms

**x3**
Reception Rooms

**x2**
Bathrooms

**x5**
Parking Spaces

**Y**
Garden

**Y**
Garage

External

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Location

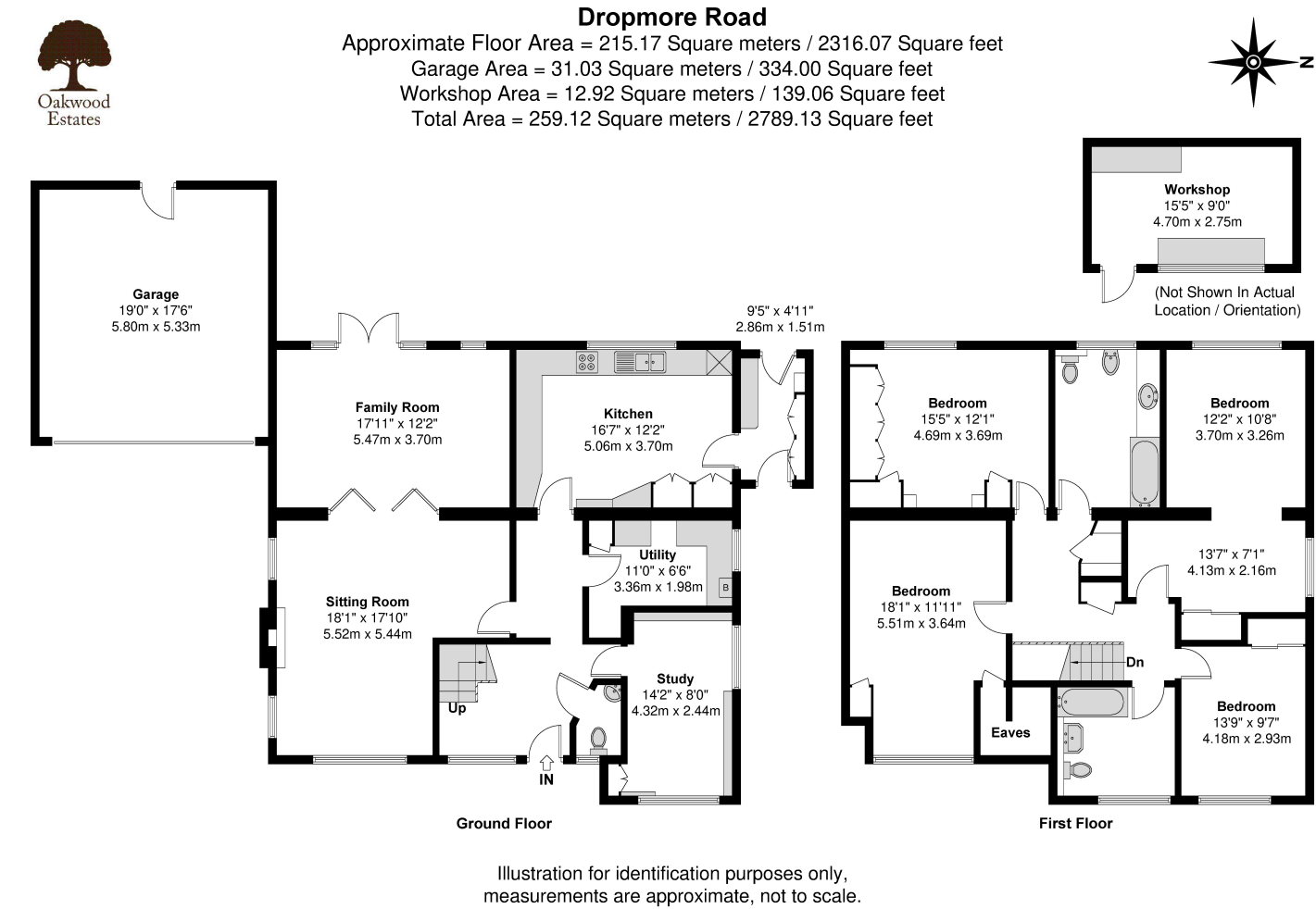
Burnham Village offers good local shopping facilities and the larger centres of Beaconsfield, Slough and Maidenhead are within easy reach and offer more extensive facilities. The surrounding area provides excellent schooling for children of all ages both in the private and state sector, the state sector 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.

Additional Information

The property is offered to the market with the potential for re-development to either extend the existing dwelling or the proposed development of a new dwelling at the rear of the garden (STP).

Council Tax
Band G

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.

