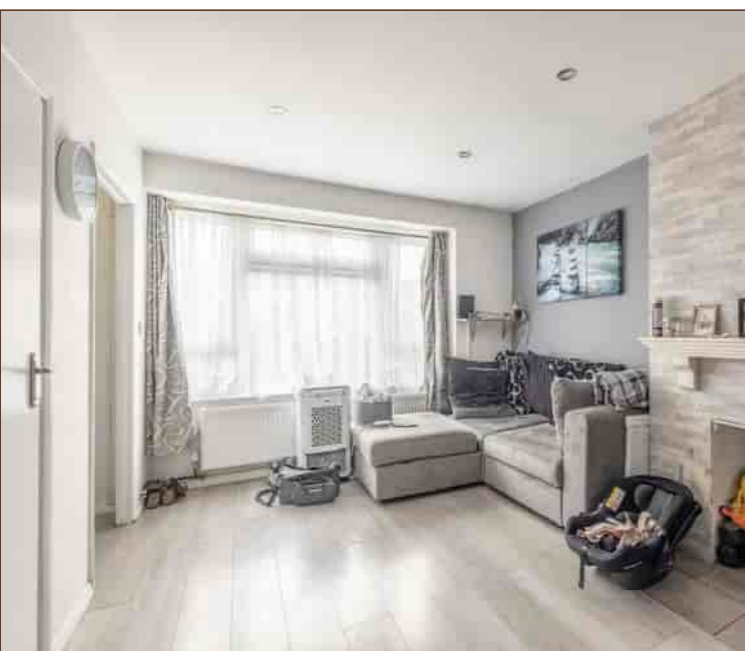


Rokesby Road is a quiet residential area located close to the Burnham borders. Burnham High Street, Burnham train station (Elizabeth Line) and Burnham Grammar School are all within walking distance.

This FREEHOLD property is the ideal first time purchase for anyone looking to get on to the property ladder. The entire property has been kept in excellent condition and is ready for the next owner to move straight into.

The home comprises of ONE double bedroom, a spacious sitting room, recently renovated family bathroom and a modern integrated kitchen. The rear door opens into the private and enclosed rear garden.




As the property is completely FREEHOLD there are no extra charges or ground rent at all.





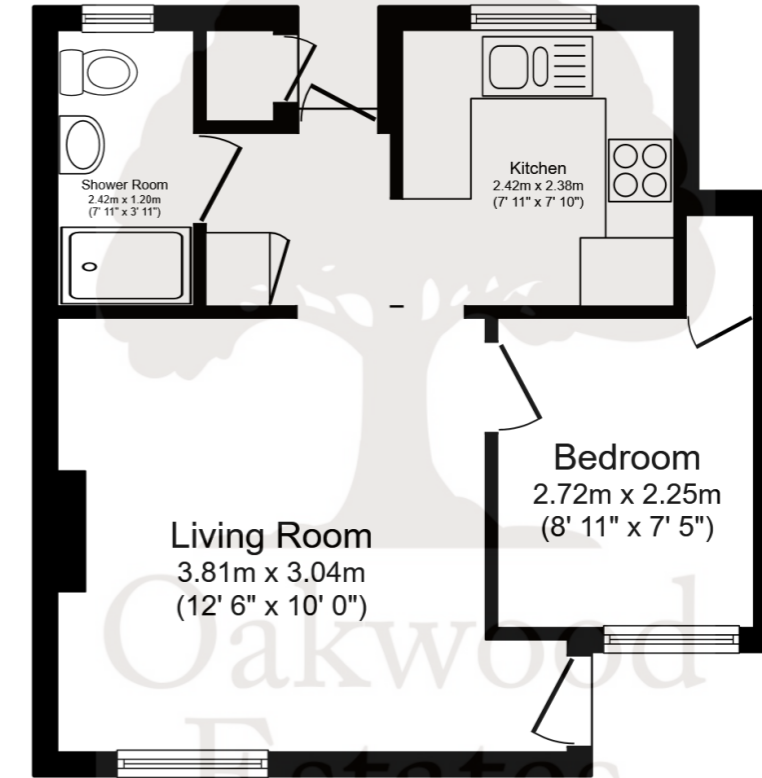
## Property Information

-  FREEHOLD
-  PRIVATE GARDEN
-  MODERN KITCHEN

-  BUNGALOW
-  EXCELLENT CONDITION THROUGHOUT
-  CLOSE TO BURNHAM STATION (ELIZABETH LINE)

					
x1	x1	x1	0	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Floor Plan



TOTAL: 34.7 m<sup>2</sup> (373 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.



### Transport Links

Nearest stations:

- Burnham (1.0 miles)
- Taplow (2.2 miles)
- Slough (2.5 miles)

The M4 (jct 7) is approximately 3 miles distant, as is the M40 (jct 2) and these i turn provide access to the M25, M3 and Heathrow Airport. British Rail connections to Paddington are available from Burnham and Maidenhead.

### Location

Slough offers a good range of shops for day-to-day needs while further more shopping facilities can be found in nearby 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  
0.2 miles away State school

Priory School  
0.7 miles away State school

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

Claycots School  
0.8 miles away State school

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

**SECONDARY SCHOOLS:**  
Burnham Grammar School  
0.4 miles away State school

Haybrook College  
0.6 miles away State school

Al-Madani Independent Grammar School  
0.9 miles away Independent school

Beechwood School  
0.9 miles away State school

**Council Tax**  
Band B

