

This extended two bedroom end of terrace house is located within a popular residential area and is offered to the market as immaculately presented having been recently renovated throughout. The property falls under the catchment zone for Lynch Hill School and is approximately 10 minutes walk from Burnham train station, an Elizabeth Line stop.

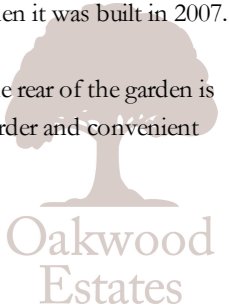
On the ground floor is an open-plan 25ft living room and kitchen, with doors that open onto the garden. As this level is a half basement, there is a great sense of quiet immersion in the garden. The slate floor is warmed with underfloor heating and the room is flooded with natural light from a cleverly concealed light well. The neat kitchen has polished concrete worktops and plenty of storage. There is also a downstairs WC and a secret bedroom for the family cat. Every detail of the space has been carefully thought through without feeling over-designed.

On the first floor is the family bathroom, with a huge double height window and privacy screening. The bedroom has built-in storage and large windows that overlook the garden. The owners have also devised a small study, big enough only for a desk and chair, in order that they can work from home.

On the top floor of the house is the bright 22ft master bedroom. Entrance is from an open staircase with a door that closes at the bottom to maximise the sense of space. The room has three large skylights and a large semi-attic storage.

The house won the best small home category in the Daily Telegraph / Home Building & Renovating Magazine awards when it was built in 2007.

Externally the rear garden has been landscaped and is mainly laid to lawn with a patio area ideal for summer dining. To the rear of the garden is a 21ft garage and gated parking for 2 cars. This property is an ideal first time purchase or investment due to its superb order and convenient location.



Property Information

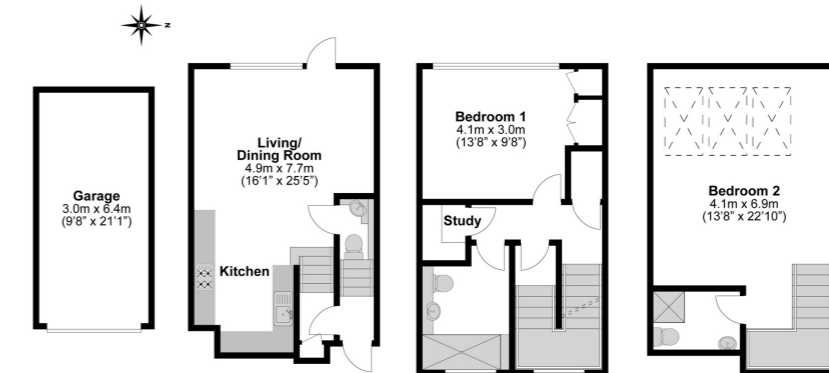
-  TWO DOUBLE BEDROOMS
-  ARCHITECTURALLY DESIGNED
-  GARAGE
-  LANDSCAPED GARDEN
-  MASTER BEDROOM ENSUITE
-  THREE STOREY END OF TERRACE
-  PARKING FOR 2 CARS
-  22FT MASTER BEDROOM
-  25FT DINING/FAMILY ROOM
-  STUDY/OFFICE

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

Floor Plan

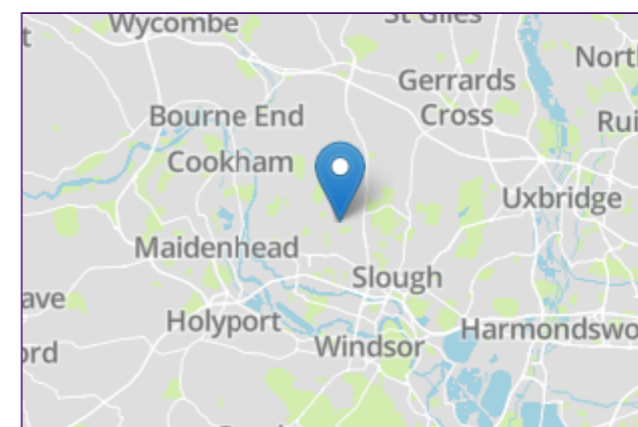


Total Approximate Floor Area
1550 Square feet
144 Square metres



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+)	A		
(81-91)	B		88
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

External

Externally the rear garden has been landscaped and is mainly laid to lawn with a patio area ideal for summer dining. To the rear of the garden is a 21ft garage and gated parking for 2 cars.

Transport Links

Nearest stations:

Burnham (0.8 miles)

Taplow (1.9 miles)

Slough (2.7 miles)

The M4 (jct 7) is approximately 3 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.

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

Council Tax

Band C