

Garrard Road is located in a sought after residential area on the borders of Burnham Village. This area is extremely popular with families of all ages due to the excellent local schools such as Lynch Hill Academy (0.1 miles) & Burnham Grammar School (0.6 miles) plus many more all being located on your door step. Commuting links are also easily accessible with Burnham station (Elizabeth Line) located only 0.7 miles from your front door.










The property itself offers you everything that you could ever need in a family home. The ground floor has been heavily extended to the side, the new 23ft kitchen/diner is situated in the extension and provides double the footprint of most other homes in the area. The previous kitchen has been converted into a full modern bathroom. The ground floor is completed by the large family lounge with patio doors leading into the rear garden. The first floor is home to the THREE good size bedrooms and second bathroom. The entire property is immaculately presented throughout and requires no work at all for the next family to move in.

Further benefits to this house can be found with the large rear garden, the plot is wider than most and provides further extension potential to the rear and on top of the existing extension to the side. This property could be made in to a FIVE bedroom home stpp. There is also driveway parking to the front and rear of the home plus a garage at the rear.

This property is an ideal first time purchase and long term family home.

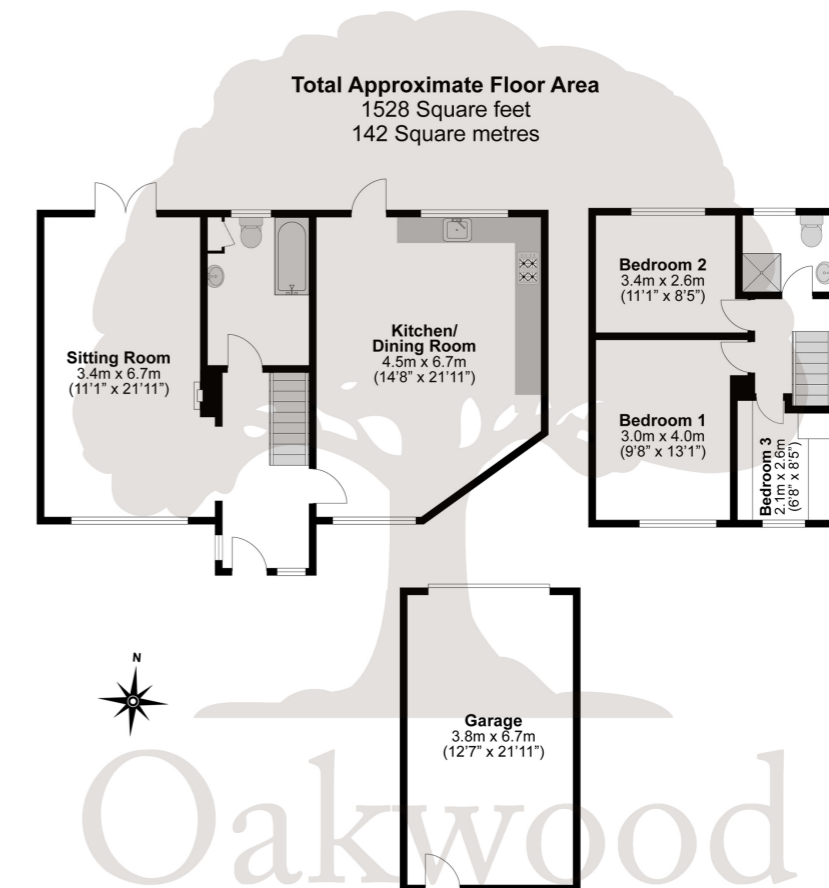


Property Information

-  HEAVILY EXTENDED
-  IMMACULATELY PRESENTED
-  TWO BATHROOMS
-  0.1 MILES TO LYNCH HILL SCHOOL
-  POPULAR RESIDENTIAL AREA
-  GARAGE & DRIVEWAY PARKING
-  POTENTIAL FOR A DOUBLE STOREY EXTENSION
-  0.7 MILES TO BURNHAM STATION
-  LARGE REAR GARDEN

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

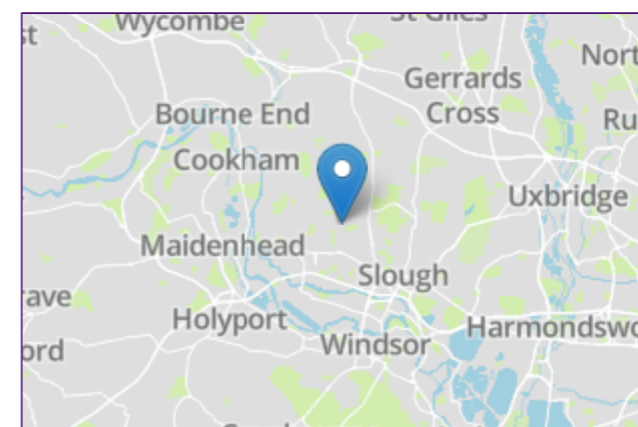
Floor Plan



Illustrations are for identification purposes only, measurements are approximate, not to scale.

Oakwood Estates

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		84
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Transport Links

Nearest stations:

- Burnham (0.7 miles)
- Taplow (2.0 miles)
- Slough (2.4 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
0.1 miles away State school

Priory School

0.8 miles away State school

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

Claycots School
0.6 miles away State school

St Anthony's Catholic Primary School
0.9 miles away State school

SECONDARY SCHOOLS:
Burnham Grammar School
0.6 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
0.7 miles away State school

Council Tax

Band C