



Located only 200 yards from Burnham train station (Elizabeth Line) is this quiet cul de sac which is popular with families of all ages. Balmoral Close is located conveniently for the best local schools with schools such as Burnham Grammar only a short walk away. M4 jCT 7 is also easily accessible.









This house itself is perfectly laid out for a family home. The ground floor is home to bedroom FOUR / study, Spacious family lounge and modern fitted kitchen, A downstairs WC and a separate utilities area completes the ground floor. Upstairs you will find the remaining THREE good size bedrooms and beautiful family bathroom. The current owners have done an excellent job updating and maintaining the property and as a result this home is beautifully presented throughout and is ready for the next family to move straight in.



Externally you will be able to enjoy a private and enclosed rear garden which is essential for any growing family and driveway parking to the front. This SEMI-DETACHED home is completely FREEHOLD.



Property Information

-  **FOUR BEDROOMS**
-  **DRIVEWAY PARKING**
-  **LESS THAN A MILE TO BURNHAM GRAMMAR SCHOOL**
-  **PRIVATE REAR GARDEN**
-  **EXCELLENT CONDITION THROUGHOUT**
-  **LESS THAN 200 YARDS TO BURNHAM TRAIN STATION (ELIZABETH LINE)**
-  **DOWNSTAIRS WC**
-  **FREEHOLD**

					
x4	x1	x1	x2	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Transport Links

Nearest stations:
 Burnham (0.2 mi)
 Taplow (1.4 mi)
 Slough (2.6 mi)

The M40 (junction 2) can be joined at Beaconsfield linking with the M25. The M4 (junction 7 approximately one mile away) also provides access to the M25 and the national road network giving access to London, Heathrow and the west. The Elizabeth Line runs through Burnham station and makes commuting into Central London easy. A direct line to London Waterloo also runs from Windsor & Eton Riverside station.

Location

Burnham Station is one of the stations served by Crossrail - 'The Elizabeth Line' travels through London connecting Reading in the west and to Shenfield in the east meaning the heart of the West End (Bond Street) is just 38 minutes away. There are excellent road links providing easy access to the M4 and M25.

The Bishop Centre is close by with a wide range of lifestyle retail stores. Sainsbury's, Waitrose and Tesco all have stores within a mile of the development. Maidenhead town centre provides a wealth of national and local shops in and around the Nicholson Shopping Centre, as well as sports facilities and night-life venues.

Water dominates the area, the River Thames at Maidenhead is picturesque and attractive to walk along or a magnet for water sports - rowers, barges and pleasure boats. The Thames Maidenhead Rowing Club has its base nearby and the purpose-built rowing venue at Dorney Lake is to the south. There are several good golf courses within a close proximity.

Schools

PRIMARY SCHOOLS:
 Priory School

0.5 miles away State school

Our Lady Of Peace School
 0.7 miles away State school

Cippenham School
 0.2 miles away State school

Lent Rise School
 1.1 miles away State school

Lynch Hill School
 1.0 miles away State school

SECONDARY SCHOOLS:
 Burnham Grammar School
 0.8 miles away State school

Haybrook College
 0.3 miles away State school

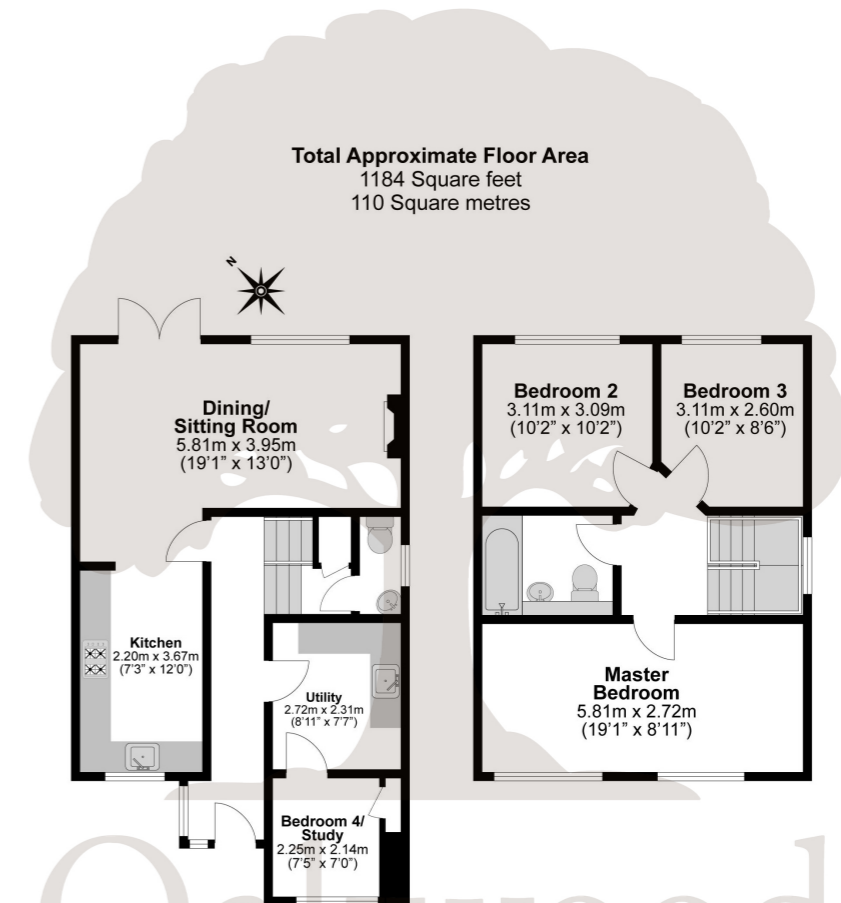
Al-Madani Independent Grammar School
 0.2 miles away Independent school

The Westgate School
 1.0 miles away State school

Council Tax

Band D

Floor Plan



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.

