

Wentworth Avenue is a quiet residential area on the Burnham borders that is popular with families of all ages. Located within Lynch Hill School catchment and a short walk to Burnham Grammar School. Also benefitting from excellent transport links such as Burnham train station (Elizabeth Line) and M4 junction 7 making it easy for all commuters to get to work.

This stunning home offers everything that you need in your family home. The internal comprises of THREE double bedrooms and family bathroom on the first floor. The ground floor is home to the recently decorated living room, downstairs WC and the kitchen/family room. This open plan kitchen/ diner to the rear is the true unique selling point that sets this home apart from the others. The extension the the rear has allowed the kitchen to more than double in size and provide space for a dining area. With Velux windows and bi fold doors to the rear this room along with the entire house is completely flooded with natural light.

The external area is completed with two private gardens, shed storage that runs at the side of the property. An outbuilding which provides outside dining space and sitting area perfect for those late summer evenings is also on offer.



Property Information

-  FREEHOLD
-  RENOVATED TO A HIGH ORDER
-  DOWNSTAIRS WC
-  SPACIOUS OUTBUILDING WITH OUTDOOR COVERED SEATING
-  EXTENDED TO THE REAR
-  LYNCH HILL SCHOOL CATCHMENT
-  LARGE OPEN PLAN KITCHEN/DINING AREA
-  EASILY ACCESSIBLE TO BURNHAM STATION & M4 JUNCTION 7

					
x3	x1	x2	0	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Transport Links

Nearest stations:

- Burnham (1.4 miles)
- Taplow (2.5 miles)
- Slough (3.0 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
0.5 miles away State school

Priory School

- 1.4 miles away State school

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

Claycots School
0.5 miles away State school

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

SECONDARY SCHOOLS:

Burnham Grammar School
1.3 miles away State school

Haybrook College
1.5 miles away State school

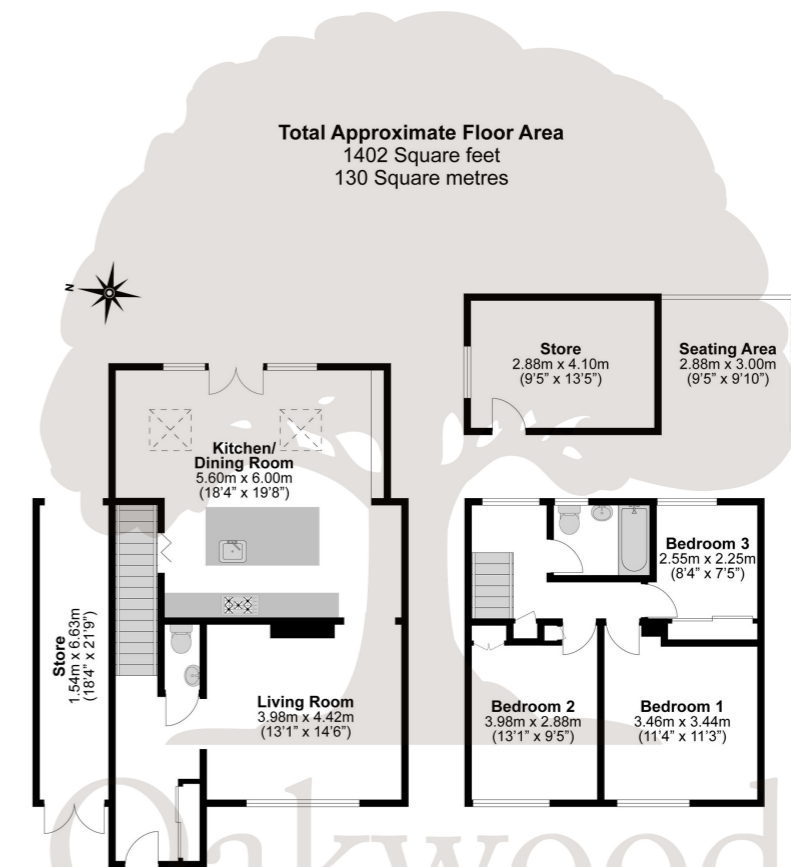
Al-Madani Independent Grammar School
1.9 miles away Independent school

Beechwood School
0.4 miles away State school

Council Tax

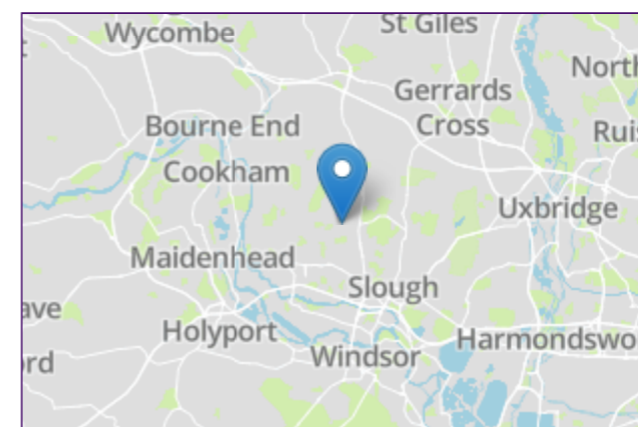
Band C

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	83
(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	