



Tucked away in a quiet cul de sac just a stone's throw away from Burnham Grammar School is this lovely family home. The location is perfect for families of all ages with excellent local schools, local amenities and transport links all only a short walk away. Burnham train station (Elizabeth Line) is just 0.7 miles from your front door and provides a direct commuting link into Central London.

The internal accommodation is spread across two floors. The ground floor is home to a spacious family lounge/diner, separate kitchen and a downstairs WC. Upstairs is home to all THREE good size bedrooms and the main family bathroom. The property has been very well maintained and is ready for the next owners to move straight in.

Two gardens are included, one to the front which is mainly laid to lawn and a private and enclosed rear garden, which is ideal for the family to use during those summer months. Also included is a garage which provides allocated parking.

This property offers everything that you would need to make this house your long term family home!



Property Information

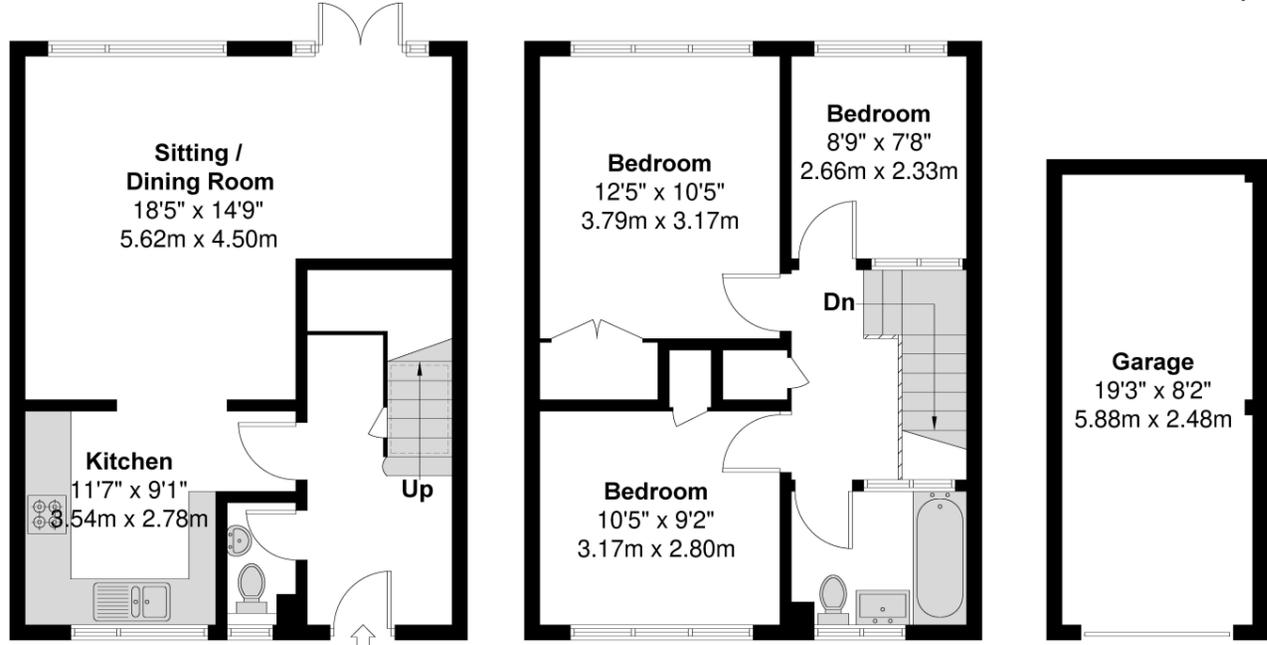
-  **THREE BEDROOM TERRACED HOUSE**
-  **GARAGE PARKING**
-  **0.7 MILES TO BURNHAM STATION (ELIZABETH LINE)**
-  **QUIET CUL DE SAC LOCATION**

-  **FREEHOLD**
-  **100 YARDS TO BURNHAM GRAMMAR SCHOOL**
-  **DOWNSTAIRS WC**

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

Floor Plan

The Pound
 Approximate Floor Area = 83.44 Square meters / 898.14 Square feet
 Garage Area = 14.58 Square meters / 156.96 Square feet
 Total Area = 98.02 Square meters / 1055.10 Square feet



Ground Floor
 Sitting / Dining Room: 18'5" x 14'9" (5.62m x 4.50m)
 Kitchen: 11'7" x 9'1" (3.54m x 2.78m)
 Bedroom: 12'5" x 10'5" (3.79m x 3.17m)
 Bedroom: 10'5" x 9'2" (3.17m x 2.80m)
 Bedroom: 8'9" x 7'8" (2.66m x 2.33m)
 Stairs: Up, Dn

Garage
 19'3" x 8'2" (5.88m x 2.48m)

(Not Shown In Actual Location / Orientation)

Illustration 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.

Transport Links

Nearest stations:
 Burnham (0.7 mi)
 Taplow (1.4 mi)
 Slough (3.0 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. There is a mainline railway station in Burnham, offering services to Paddington as well as access to the Elizabeth Line. A direct trainline to London Waterloo is available from Windsor & Eton Riverside station.

Location

Burnham offers good local shopping facilities and the larger centres of Beaconsfield, Slough and Maidenhead are within easy reach and offer more extensive facilities. The M40 (jct 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. There is a mainline railway station in Burnham, offering services to Paddington and from Beaconsfield there is a service to Marylebone. Burnham is included within the Crossrail scheme.

Sporting/leisure facilities abound in the area with many notable golf courses, riding and walking in Burnham Beeches. Cliveden, the famous National Trust property is nearby and there are numerous sports clubs including tennis, rugby and football, various fitness centres and racing at Ascot and Windsor. The River Thames, Jubilee River and Dorney Lake are within easy reach, being less than two miles away.

Schools

PRIMARY SCHOOLS:
 Priory School
 0.3 miles away State school

Our Lady of Peace Catholic School
 0.3 miles away State school

Lynch Hill School
 0.7 miles away State school

Lent Rise School
 0.7 miles away State school

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

SECONDARY SCHOOLS:
 Burnham Grammar School
 0.1 miles away State school

Haybrook College
 0.6 miles away State school

Al-Madani Independent Grammar School
 1.0 miles away Independent school

Council Tax

Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		73	85