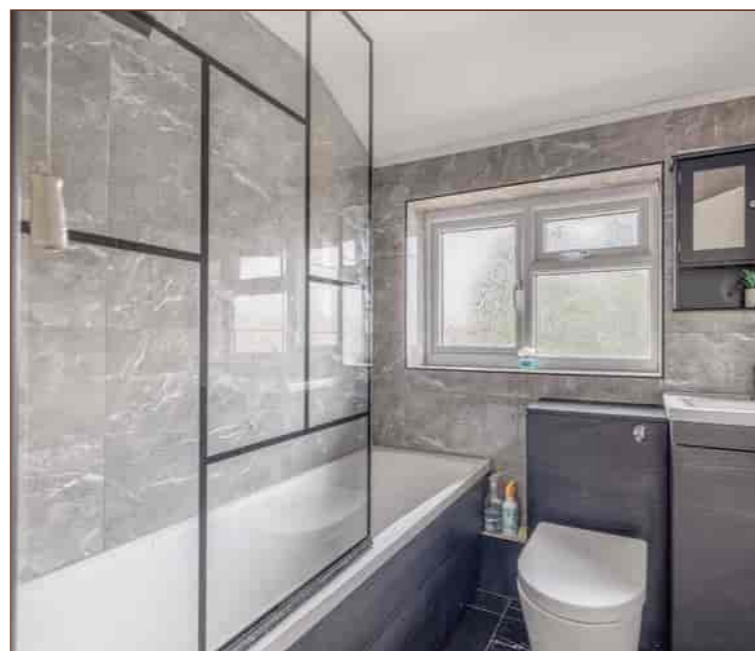


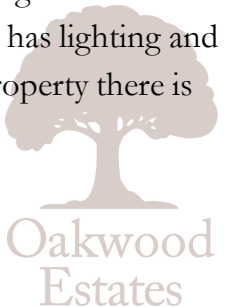


This ideal first time purchase is situated within a sought after residential area close to several good local schools. Hetherington Close is located just 0.6 miles to Burnham Grammar School and only 200 yards to Lynch Hill Academy, making this area perfect for families of all ages. To further benefit the area Burnham train station (Elizabeth Line) is just 0.8 miles away and Burnham Village High Street is a short walk and provides access to all your local amenities as well as a range of cafe's and local restaurants.






The property itself comprises of a spacious lounge with double doors that open up into the impressive modern fitted kitchen/diner. The kitchen/diner provides ample space for this room to be used as the hub of the home and is perfect for entertaining guests. Upstairs is home to all THREE good size bedrooms and the stunning family bathroom. The property has been very well maintained internally and is ready for the next owners to move straight in.

Externally a private and enclosed rear garden is on offer and hosts a lawned area and decking area which is perfect for relaxing on a summers evening. There is also an outbuilding in the garden which has lighting and power and offers the potential to create a "work from home" office. To the front of the property there is driveway parking for several cars.



Property Information

-  FREEHOLD
-  DRIVEWAY PARKING
-  GOOD CONDITION THROUGHOUT
-  0.6 MILES TO BURNHAM GRAMMAR SCHOOL
-  THREE BEDROOMS
-  PRIVATE AND ENCLOSED REAR GARDEN
-  0.8 MILES TO BURNHAM STATION (ELIZABETH LINE)
-  IDEAL FIRST TIME PURCHASE

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

Transport Links

Nearest stations:

Burnham (0.6 miles)
Taplow (1.9 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 Village 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 (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 and from Beaconsfield there is a service to Marylebone. Burnham is included within the Crossrail scheme.

The surrounding area provides excellent schooling for children of all ages both in the private and state sector, the state sector still being run on the popular grammar school system. 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:

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

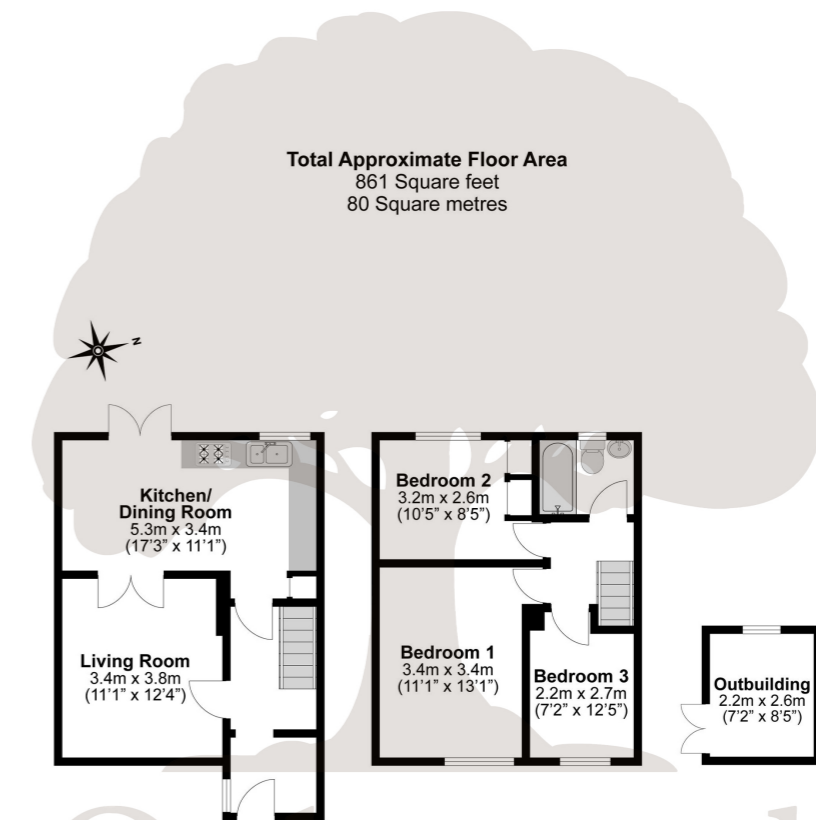
Al-Madani Independent Grammar School
0.9 miles away Independent school

Beechwood School
0.7 miles away State school

Council Tax

Band C

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		86
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	