Site and Location Plans













Crosthwaite Way is an extremely popular residential area located just 100 yards from Burnham train station (Elizabeth Line). This area attracts families of all ages due to some excellent local schools such as Burnham Grammar school being located just a short distance away.

The house itself offers everything that you need to make this your long term family home. The accommodation is spread across two floors, the ground floor is a huge space that been extended to the rear. Downstairs is home to THREE good size bedrooms, TWO modern bathrooms, a spacious lounge and the modern kitchen/diner. A utility room located just off the kitchen completes the ground floor. The property has had a loft conversion completed and this extra space has allowed for TWO further double bedrooms, a third bathroom and an additional study room. The property has been maintained extremely well and is ready for the next family to move straight in.

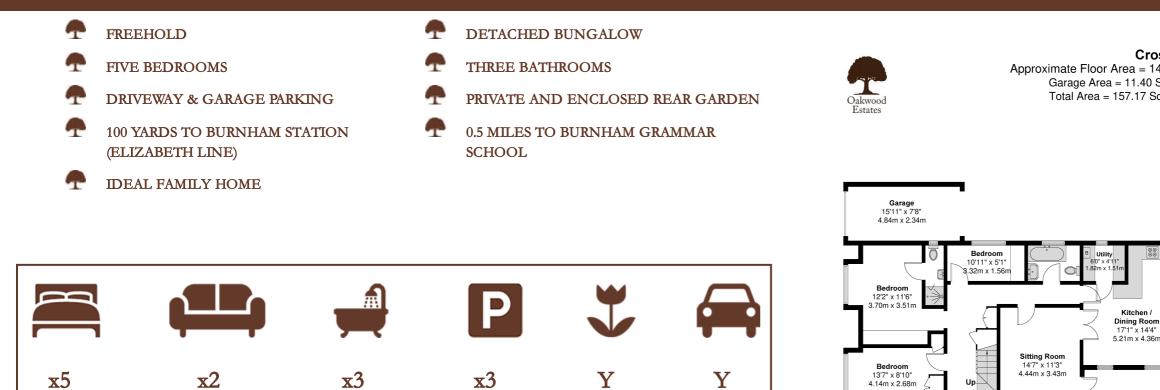
To the rear the property offers a private and enclosed rear garden which is mainly laid to lawn. A garage and driveway parking for several cars is also included with the home.

Oakwood Estates Limited Registered in England No. 6688931



Property Information

Bathrooms



Transport Links

Bedrooms

Nearest stations: All Elizabeth Line Stations Burnham (0.1 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 two miles 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 Windsor & Eton Riverside there is a service to London Waterloo. Burnham is included within the Crossrail (Elizabeth LIne) scheme.

Reception Rooms

Location

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 Academy

0.8 miles away State school

Parking Spaces

Priory School 0.2 miles away State school

Our Lady of Peace Catholic Primary and Nursery School 0.3 miles away State school

Garden

Garage

Lent Rise School 0.7 miles away State school

St Peter's Church of England Primary School 1.0 miles away State school

SECONDARY SCHOOLS: Burnham Grammar School 0.5 miles away State school

Haybrook College 0.2 miles away State school

Al-Madani Independent Grammar School 0.5 miles away Independent school

Council Tax Band E

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

Kitchen /

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



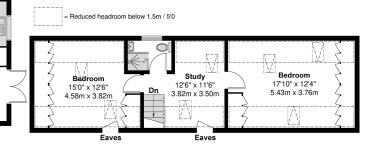
Ground Floo

T: 01628 367535

Crosthwaite Way

Approximate Floor Area = 145.77 Square meters / 1569.05 Square feet Garage Area = 11.40 Square meters / 122.70 Square feet Total Area = 157.17 Square meters / 1691.76 Square feet





First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91)		
(69-80)		77
(55-68)	64	
(39-54)		
(21-38)		
(1-20)		
Not energy efficient - higher running costs		
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