

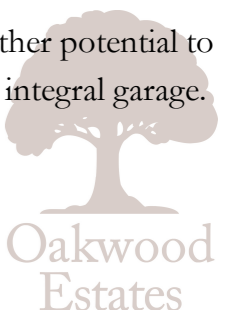


Tucked away in a quiet cul de sac off Burnham Lane is this DETACHED family home. Located under 0.4 miles to both Burnham train station (Elizabeth Line) and Burnham Grammar School. This area is heavily populated with families of all ages due to the excellent selection of local schools and it provides a strong community feel.

The property itself is intended to be a long term family home and provides ample space throughout for your family to grow over the years. This family home comprises on THREE separate reception rooms in the form of a family lounge, dining room and conservatory on the ground floor. Further space is offered via the spacious kitchen & downstairs WC. Access to the integral garage is available via the main entrance hallway.










The first floor is home to all FOUR double bedrooms plus TWO bathrooms. The main family bathroom is accessed via the landing, while the second bathroom is offered as an en suite to the master bedroom.

Externally the property includes a large private and enclosed garden to the rear offering further potential to extend in the future stpp. Parking is offered with a private driveway for several cars plus an integral garage.

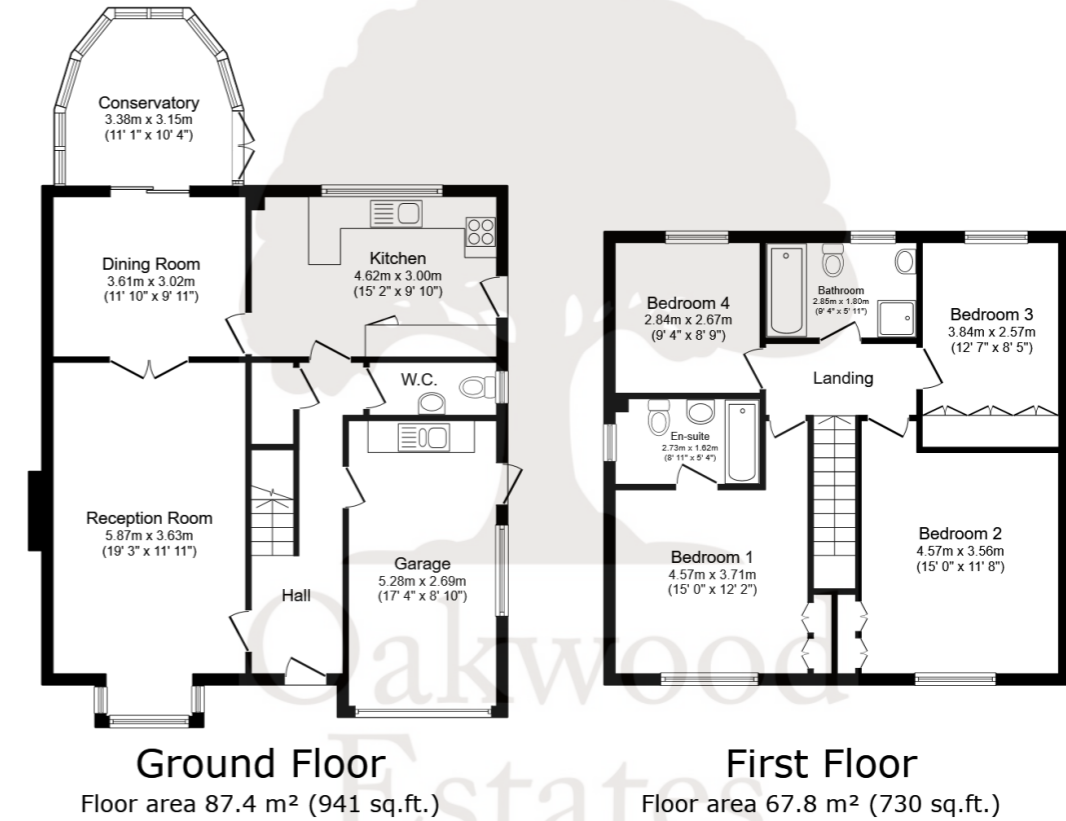


Property Information

Floor Plan

-  **FOUR BEDROOMS**
-  **GARAGE & DRIVEWAY PARKING**
-  **QUIET CUL DE SAC LOCATION**
-  **DOWNSTAIRS WC**
-  **0.4 MILES TO BURNHAM TRAIN STATION (ELIZABETH LINE)**
-  **DETACHED**
-  **PRIVATE REAR GARDEN**
-  **THREE RECEPTION ROOMS**
-  **0.3 MILES TO BURNHAM GRAMMAR SCHOOL**

					
x4	x3	x2	x4	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



TOTAL: 155.3 m² (1,671 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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 (0.4 mi)
 Taplow (1.4 mi)
 Slough (2.7 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 as well as access to the Elizabeth Line. A direct trainline to London Waterloo is available from Windsor & Eton Riverside station.

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
 0.7 miles away State school

Priory School
 0.1 miles away State school

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

Lent Rise School
 0.7 miles away State school

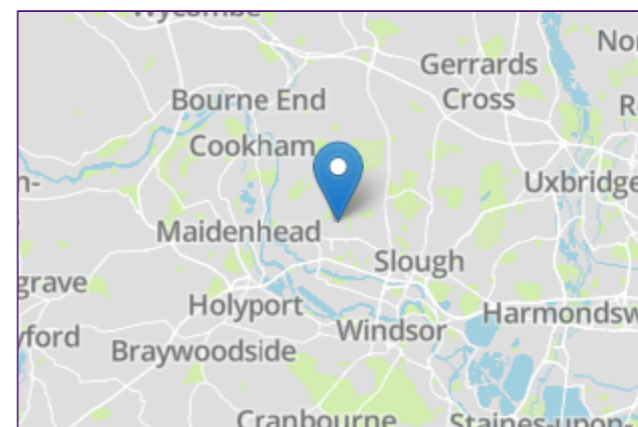
St Peter's Church of England Primary School
 0.8 miles away State school

SECONDARY SCHOOLS:
 Burnham Grammar School
 0.4 miles away State school

Haybrook College
 0.2 miles away State school

Al-Madani Independent Grammar School
 0.4 miles away Independent school

Council Tax
 Band G



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92+)	A		
(81-91)	B		82
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		<small>EU Directive 2002/91/EC</small>	