

The Fairway is one of the premier streets in Burnham and is certainly one of the best that the village has to offer. Located a stone's throw away from Burnham Village High Street and Burnham Grammar School, making this a very popular residential area for families of all ages.

On top of the excellent local amenities on offer you are only a short distance from the stunning nature that immerses the village. Burnham Beeches, Cliveden and many more beautiful nature reserves offer amazing Sunday walks for the family to enjoy.




The ground floor on this ideal family home is particularly impressive, consisting of a spacious family lounge which is covered by natural light due to dual aspect windows and patio doors to the rear. A large side extension allows access for a separate dining room and study / bedroom FOUR. A separate kitchen, utilities room and downstairs WC are all also located on this floor. The first floor is home to the THREE further bedrooms and modern family bathroom.

Outside space is offered by a large private rear garden which offers potential to extend in the future to the rear or side. To the front of the property is another garden plus a large driveway which allows ample parking for several cars and double length garage.

With this home being located on a street that has no ceiling limit it is perfect for a long term home that you can alter to your family's needs.

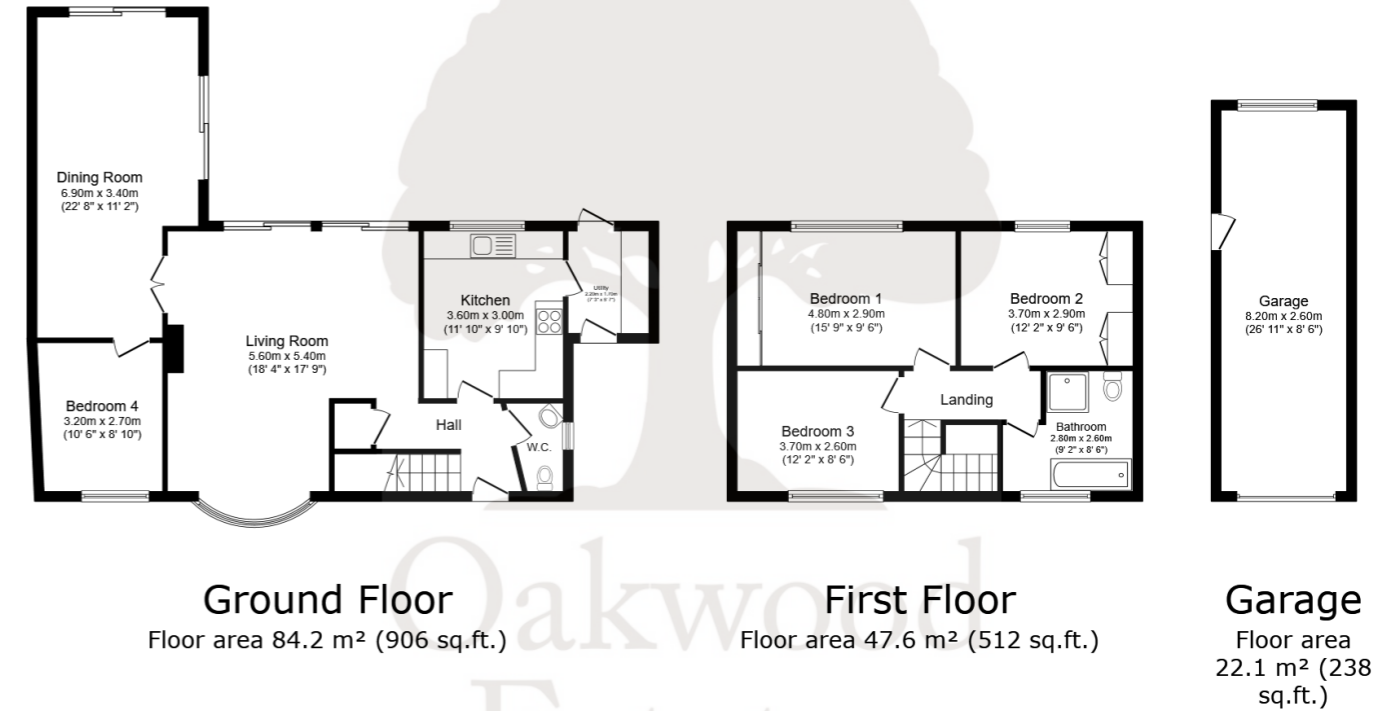


Property Information

-  DETACHED HOUSE
-  GARAGE & DRIVEWAY
-  POTENTIAL TO EXTEND (S.T.P.P)
-  0.5 MILES TO BURNHAM GRAMMAR SCHOOL
-  FOUR BEDROOMS
-  ONE OF THE MOST SOUGHT AFTER STREETS IN BURNHAM
-  BEAUTIFUL REAR GARDEN
-  0.4 MILES FROM BURNHAM HIGH STREET
-  DOUBLE LENGTH GARAGE
-  TWO RECEPTION ROOMS

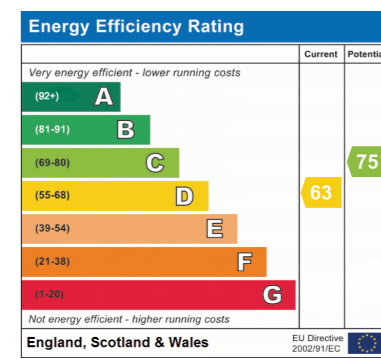
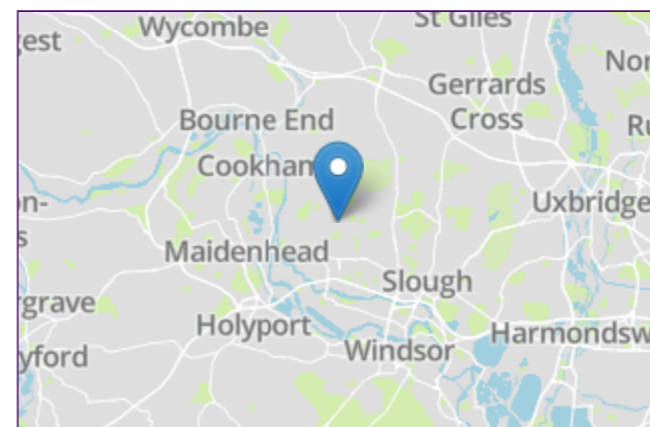
					
x4	x2	x1	x5	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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 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 such as Burnham Golf Club (approx. 1/5km), 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 is within easy reach, being about three miles away.

Transport Links

Nearest stations:
Burnham (0.9 mi)
Taplow (1.4 mi)
Slough (3.1 mi)

The M4 (jct 7) is approximately 3 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

Schools

- PRIMARY SCHOOLS:**
- Lent Rise School
1.2 miles away State school
 - Priory School
0.9 miles away State school
 - Our Lady of Peace Catholic Primary and Nursery School
0.8 miles away State school
 - Claycots School
1.8 miles away State school
 - St Peter's Church of England Primary School
0.5 miles away State school
- SECONDARY SCHOOLS:**
- Burnham Grammar School
0.5 miles away State school
 - Haybrook College
1.1 miles away State school
 - Al-Madani Independent Grammar School
1.7 miles away Independent school

Council Tax

Band F