

**** OPEN DAY - SATURDAY 26TH OCTOBER (1PM-2PM) VIEWINGS BY APPOINTMENT ****

This two bedroom terraced house is situated just a minutes' walk from Burnham Rail Station (Queen Elizabeth Line) and is offered to the market as well presented.

The layout features a 16ft lounge/diner with sliding doors onto the rear garden and a 12ft fitted kitchen.



To the first floor there are two bedrooms - the master bedroom is generous in size measuring to 16ft - and there is also a three piece family bathroom.

Externally, the rear garden is laid to lawn and is low maintenance whilst there is allocated parking for one car and visitor spaces.

This property is an excellent first time purchase or investment buy due to its highly convenient location.



Property Information

-  TWO BEDROOM TERRACED HOUSE
-  16FT LOUNGE/DINER
-  THREE PIECE BATHROOM
-  ALLOCATED AND VISITOR PARKING
-  IDEAL FIRST TIME BUY OR INVESTMENT
-  1 MINUTE WALK TO BURNHAM STATION (CROSS RAIL)
-  12FT FITTED KITCHEN
-  16FT MASTER BEDROOM
-  LOW MAINTENANCE GARDEN

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

Location

Burnham Village is a place which offers the village lifestyle while having the benefit of being close to nearby larger towns such as Windsor. You are surrounded by country side such as Burnham Beeches however you are never more than 30 minutes from London due to the current train line into London Paddington. Places such as Canary Wharf are even easier to reach with CROSSRAIL up and running.

Located close to M4 jct 7 offering easy access into London via car. Local amenities have never been closer with several shopping facilities such as Burnham High Street, Bishops Centre and High Street in Windsor all within easy reach.

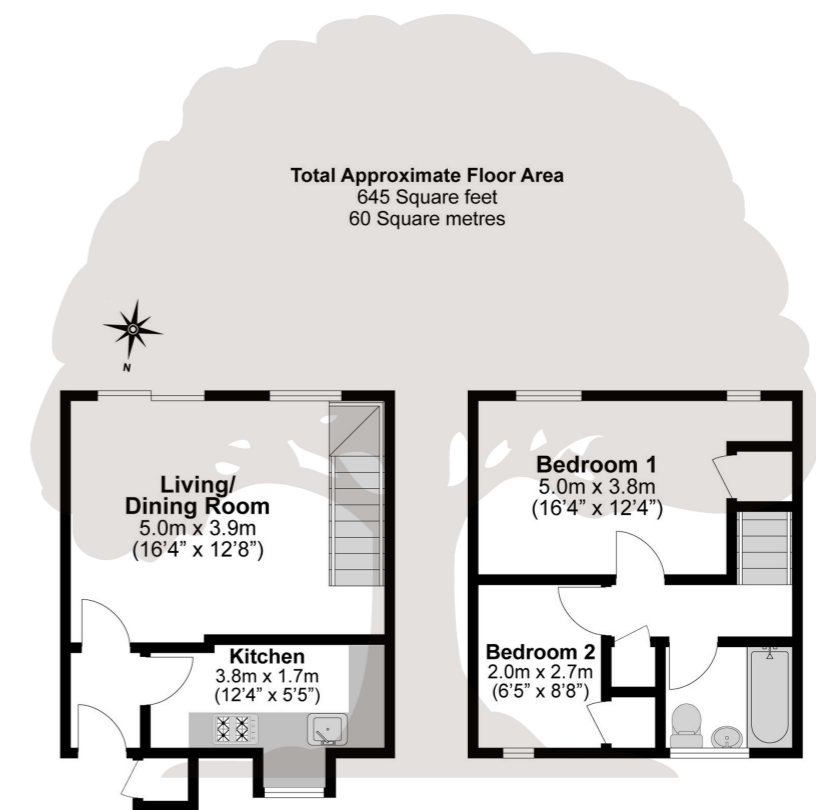
Transport Links

Nearest stations:
 Burnham (0.0 mi)
 Taplow (1.6 mi)
 Slough (2.7 mi)

Council Tax

Band C

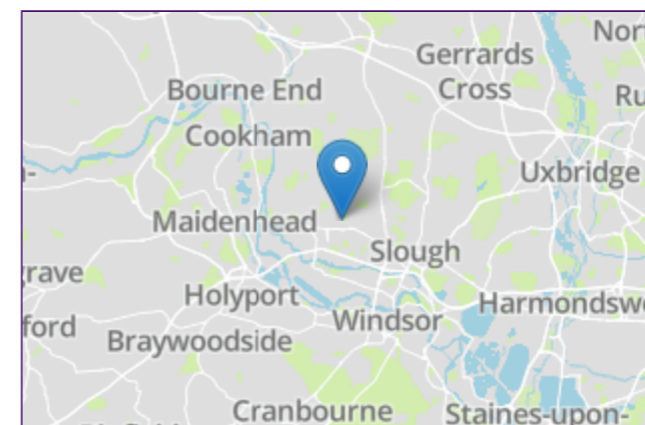
Floor Plan



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

Oakwood Estates

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		89
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			