











Oakwood Estates

This newly constructed seven bedroom detached chalet bungalow is located on a sought-after road within 0.2 miles of Burnham Train Station (CrossRail) and nearby to local convenience stores including Tesco Express. The property provides flexible and spacious living accommodation extending to 3186 sqft in total. The ground floor, which benefits from underfloor heating to the majority of its area, features a 28ft lounge/diner with large skylight and bi-fold doors onto the rear garden. There is also a 13ft open plan granite fitted kitchen, principal bedroom with ensuite bathroom, a further bedroom, a three piece shower room and large entrance hall. In addition to this the ground floor includes a self-contained annexe with two bedrooms, a living room, a kitchenette and a shower room. To the first floor there are a further three bedrooms, a shower room and a store/study room. Externally the garden is well-enclosed and wraps around the rear and side whilst to the front there is off street parking for four cars. This generously sized property is an excellent family purchase due to its convenient location and high spec finish and comes onto the market with no onward chain allowing for the possibility of a quick sale.

Property Information

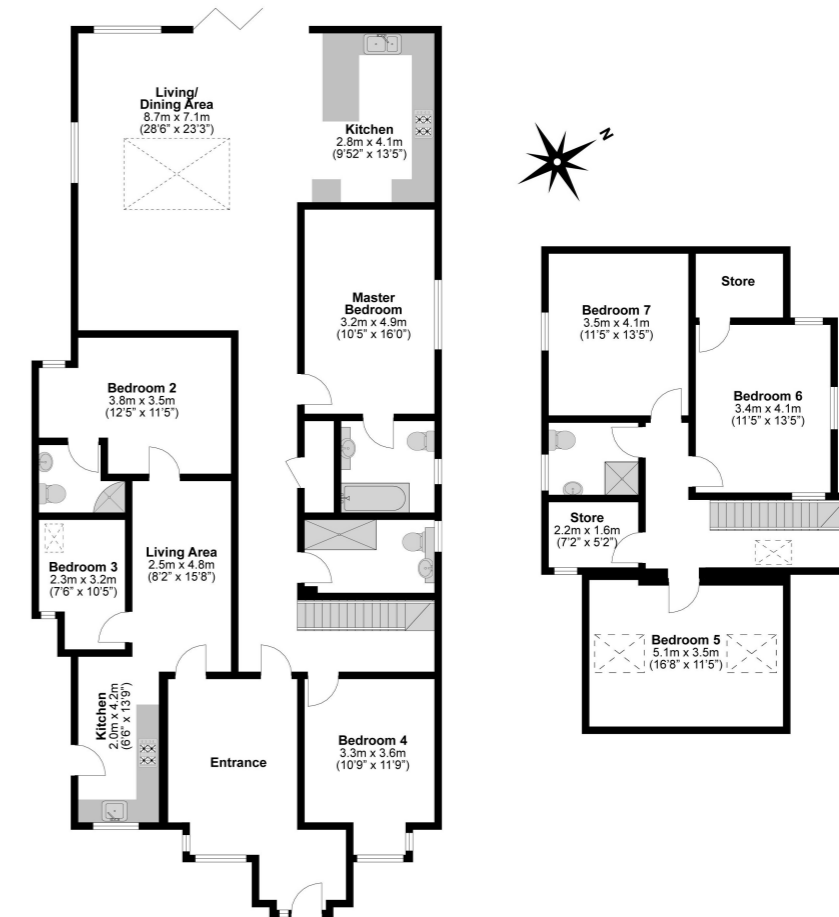
-  SEVEN BEDROOM DETACHED CHALET BUNGALOW
-  NEARBY TO BURNHAM RAIL STATION (CROSSRAIL)
-  SELF-CONTAINED ANNEXE
-  28FT LOUNGE/DINER
-  4 BATHROOMS
-  NEWLY CONSTRUCTED IN 2022
-  3186 SQFT
-  UNDERFLOOR HEATING ON G/FLOOR
-  13FT GRANITE FITTED KITCHEN
-  NO CHAIN

					
x7	x2	x4	x3	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan

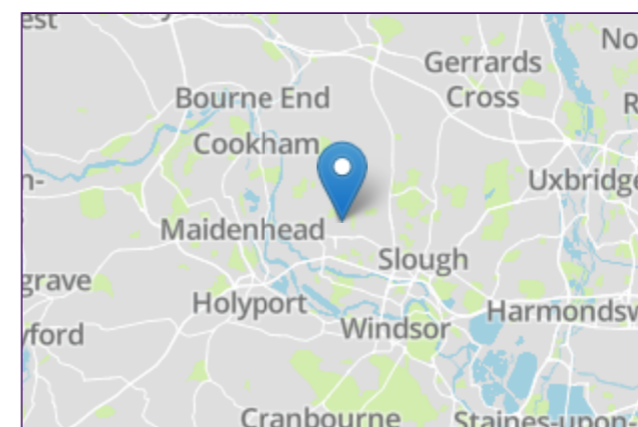


Total Approximate Floor Area
3186 Square feet
296 Square metres



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			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

External

The garden is well-enclosed and wraps around the rear and side whilst to the front there is off street parking for four cars.

Transport Links

Nearest 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 Beaconsfield there is a service to Marylebone. Burnham is included within the Crossrail scheme.

Schools

- PRIMARY SCHOOLS:**
 Priory School
0.3 miles away State school

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

 Cippenham Primary School
0.4 miles away State school

 Lynch Hill School Primary Academy
0.8 miles away State school
- SECONDARY SCHOOLS:**
 Haybrook College
0.2 miles away State school

 Al-Madani Independent Grammar School
0.5 miles away Independent school

 Al-Madani Girls School
0.5 miles away Independent school

 Burnham Grammar School
0.6 miles away State school

Council Tax

Band E