



Coniston Crescent is a sought after residential area, popular with families and commuters alike. Located less than 0.5 miles to Burnham train station (Elizabeth Line) and Burnham Grammar School. Several good local primary schools such as Our Lady Of Peace & Priory School are also on your door step.

This first floor maisonette is the ideal purchase for a first time buyer looking to get onto the property ladder.

The home itself consists of TWO large double bedrooms, separate spacious lounge room, modern family bathroom and modern family kitchen. The Property also offers the potential for extension into the loft area STPP.









The external area truly separates this from any apartment locally with a private and enclosed garden to the rear. The garden is mainly laid to lawn and is perfect for the family to enjoy throughout the year. To the front a private driveway for TWO cars provides ample off street parking.

A further benefit of the property is the share of freehold.





Property Information

-  SHARE OF FREEHOLD
-  0.4 MILES TO BURNHAM STATION
-  DRIVEWAY PARKING FOR TWO CARS
-  FIRST FLOOR MAISONETTE
-  TWO DOUBLE BEDROOMS
-  0.5 MILES TO BURNHAM GRAMMAR SCHOOL
-  PRIVATE REAR GARDEN
-  CHAIN FREE



x2

Bedrooms



x1

Reception Rooms



x1

Bathrooms



x1

Parking Spaces



Y

Garden



N

Garage

Transport Links

Nearest stations:  
Burnham (0.5 miles)  
Taplow (1.2 miles)  
Slough (2.9 miles)

Less than five minutes drive from the property is junction 7 of the M4 motorway which provides fast and easy access to Central London, Heathrow Airport and the M25 and M40 motorway network.

Lease Information

Share of freehold  
No Service Charge  
No Ground Rent  
989 Years Lease  
Building Insurance £296.58 annually

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, 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

Schools

PRIMARY SCHOOLS

Our Lady Of Peace - 0.1 Miles  
Ofsted Rating - Good

Priory School - 0.1 Miles  
Ofsted Rating - Good

St Peter's Church Of England School - 0.6 Miles  
Ofsted Rating - Good

Lynch Hill School - 0.8 Miles  
Ofsted Rating - Good

SECONDARY SCHOOLS

Burnham Grammar School - 0.3 Miles  
Ofsted Rating - Good

Haybrook College - 0.4 Miles  
Ofsted Rating - Good

Al Madani Independent Grammar School - 0.5 Miles  
Ofsted Rating - Good

Floor Plan

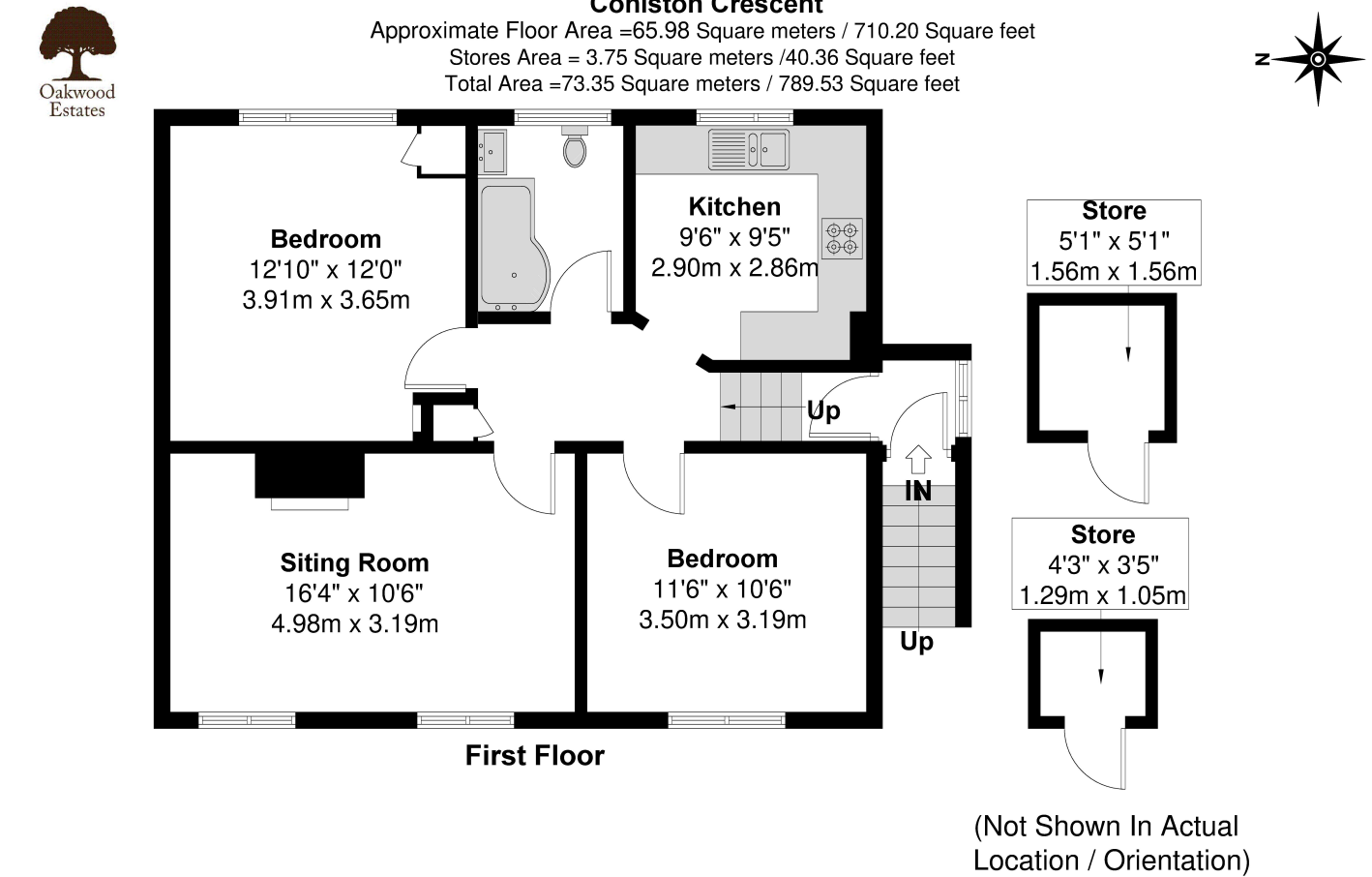


Illustration for identification purposes only, measurements are approximate, not to scale.

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.

