



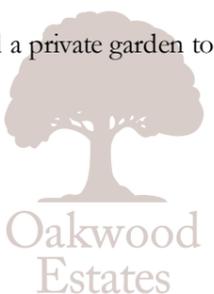
Located just a stone's throw from the picturesque Burnham Village High Street is this ideal first time purchase being sold with NO ONWARD CHAIN. The beautiful Burnham Village High Street provides access to all local amenities plus a wide variety of shops, cafe's and restaurants to keep you entertained. Jennery Lane is always popular with families of all ages due to easy access to fantastic local schools such as Our Lady Of Peace, St Peter's School and Burnham Grammar School. All of these schools are located less than 1 mile from your front door.

The transport Links are amazing meaning that commuting for work has never been easier. Burnham train station (Elizabeth Line) and both the M4 and M40 are easily accessible.

The property itself offers everything that your family would need. The property has already been EXTENDED to the rear and as a result provides ample space for your family to grow over the years. The internal of the home is spread across two floors. The ground floor consists of a spacious family lounge which has been extended to create a larger lounge or second reception room. A utilities room is also included in the rear extension. Completing the ground floor is a separate kitchen and downstairs WC. The first floor is home to all THREE bedrooms and the family bathroom.

Outside space is offered via a private rear garden which is perfect to enjoy on those summer evenings and a private garden to the front. Close to the property is a garage with TWO allocated parking spaces.

This FREEHOLD property is being sold with NO ONWARD chain



Property Information

Floor Plan

-  FREEHOLD
-  GARAGE & TWO PARKING SPACES
-  EXTENDED TO THE REAR
-  THREE BEDROOMS
-  0.2 MILES TO BURNHAM GRAMMAR SCHOOL
-  NO ONWARD CHAIN
-  EXCELLENT LOCATION CLOSE TO HIGH STREET
-  PRIVATE ENCLOSED REAR GARDEN
-  DONWSTAIRS WC

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



Jennery Lane
 Approximate Floor Area = 101.75 Square meters / 1095.23 Square feet
 Garage Area = 11.76 Square meters / 126.58 Square feet
 Total Area = 113.51 Square meters / 1221.81 Square feet

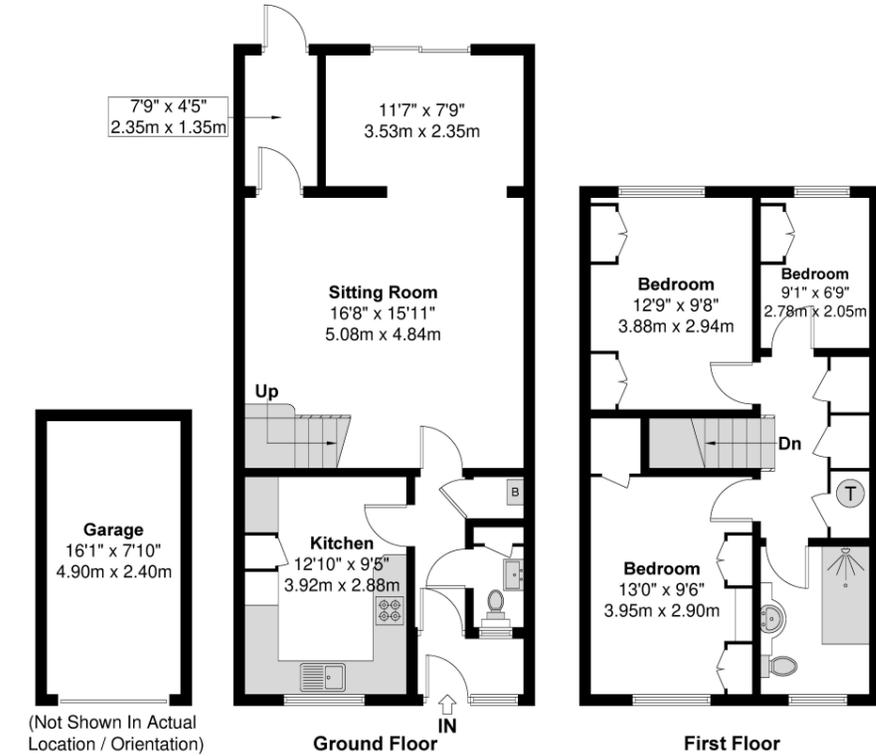


Illustration for identification purposes only, measurements are approximate, not to scale.

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.

Transport Links

NEAREST STATIONS:
 Burnham (0.8 miles)
 Taplow (1.3 miles)
 Maidenhead (3.1 miles)

The M4 (jct 7) is approximately 2 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. A direct train line to London Waterloo is available from Windsor & Eton Riverside Station.

Location

Burnham Station is one of the stations to be served by Crossrail 'The Elizabeth Line' will travel through London connecting Reading in the west and to Shenfield in the east meaning the heart of the West End (Bond Street) will be just 38 minutes away. There are excellent road links providing easy access to the M4 and M25. This property is located less than 1 mile to Taplow Station.

This property is located next to the Burnham Village High Street which provides access to all your local amenities. Sainsbury's, Waitrose and Tesco all have stores within a mile of the development. Maidenhead town centre provides a wealth of national and local shops in and around the Nicholson Shopping Centre, as well as sports facilities and night-life venues. St Peter's Park is less a short walk for families and dog walkers

Water dominates the area, the River Thames and Jubilee River at Maidenhead are picturesque and attractive to walk along or a magnet for water sports - rowers, barges and pleasure boats. The Thames Maidenhead Rowing Club has its base nearby and the purpose-built rowing venue at Dorney Lake is to the south.

Schools

- PRIMARY SCHOOLS:
 Lent Rise School - 0.7 Miles State School
 St Peter's Church Of England School - 0.3 Miles State School
 Our Lady Of Peace Catholic Primary School - 0.5 Miles State School
 Priory School - 0.5 Miles State School
- SECONDARY SCHOOLS:
 Burnham Grammar School - 0.2 Miles State School
 Haybrook College - 0.7 Miles State School
 Al Madani Grammar School - 0.9 Miles Independent School

Council Tax

Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	71	
(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			