

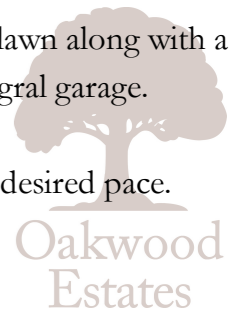
Portland close is a quiet residential cul-de-sac located perfectly for families and commuters alike. Burnham train station (Elizabeth Line) is located only 0.4 miles away and provides a direct line into central London. Burnham Grammar School is only 0.2 miles away and is easily walkable. All local amenities along with a selection of cafe's and restaurants can be found in the nearby Burnham Village High Street.

This DETACHED family home benefits from a spacious downstairs accommodation which comprises of TWO reception rooms. The first is the welcoming large family lounge and the second is the conservatory to the rear. The kitchen/diner provides ample space for entertaining guests and is the ideal "hub of the home". A utility room and downstairs WC completes the ground floor. Upstairs is home to all FOUR double bedrooms and the family bathroom. The main master bedroom also has access to a modern en suite bathroom. The property has been maintained in excellent condition and is ready for the next owner to move straight in.



Externally the property includes a private and enclosed rear garden which is mainly laid to lawn along with a patio area. The the front there is parking for several cars via the driveway and the integral garage.

This property is being sold with NO ONWARD CHAIN and is ready to move at your desired pace.



# Property Information

# Floor Plan

- DETACHED
- FREEHOLD
- GARAGE & DRIVEWAY PARKING
- CONSERVATORY
- 0.4 MILES TO BURNHAM TRAIN STATION (ELIZABETH LINE)

- NO ONWARD CHAIN
- OWNED SOLAR PANELS
- PRIVATE & ENCLOSED REAR GARDEN
- 0.2 MILES TO BURNHAM GRAMMAR SCHOOL

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



**Portlock Close**  
 Approximate Floor Area = 110.16 Square meters / 1185.75 Square feet  
 Garage Area = 12.99 Square meters / 139.82 Square feet  
 Total Area = 123.15 Square meters / 1325.57 Square feet

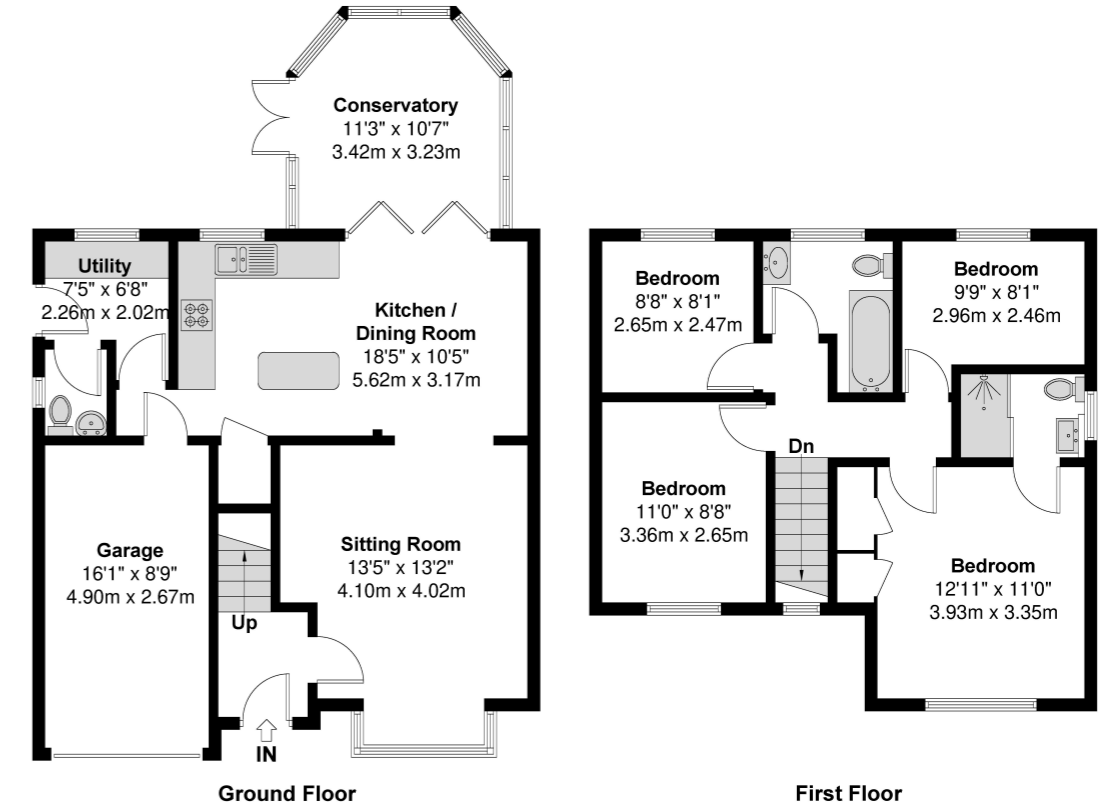


Illustration for identification purposes only, measurements are approximate, not to scale.

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 (0.4 mi)  
 Taplow (1.4 mi)  
 Slough (3.0 mi)

The M40 (junction 2) can be joined at Beaconsfield linking with the M25. The M4 (junction 7 approximately one mile 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 as well as access to the Elizabeth Line. A direct trainline to London Waterloo is available from Windsor & Eton Riverside station.

## 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 M40 (junction 2) can be joined at Beaconsfield linking with the M25. The M4 (junction 7 approximately one mile 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.

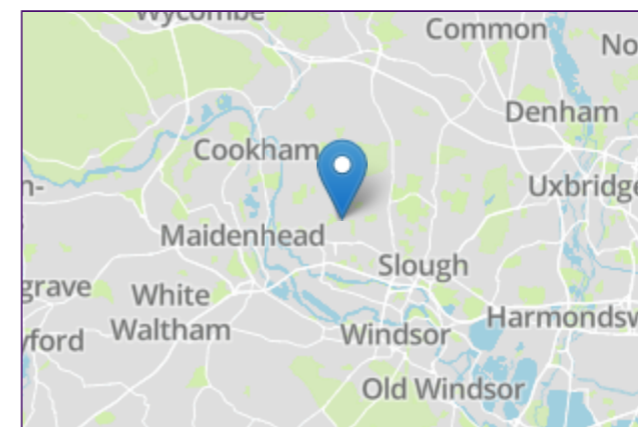
The surrounding area provides excellent schooling for children of all ages both in the private and state sector, the state sector still being run on the popular grammar school system. Sporting/leisure facilities abound in the area with many notable golf courses, riding and walking in Burnham Beeches. 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, Jubilee River and Dorney Lake are within easy reach, being less than two miles away.

## Schools

- PRIMARY SCHOOLS:**
- Priory School  
0.2 miles away State school
  - Our Lady of Peace Catholic School  
0.2 miles away State school
  - Lynch Hill School  
0.7 miles away State school
  - Lent Rise School  
0.7 miles away State school
  - St Peter's Church of England Primary School  
0.7 miles away State school
- SECONDARY SCHOOLS:**
- Burnham Grammar School  
0.2 miles away State school
  - Haybrook College  
0.5 miles away State school
  - Al-Madani Independent Grammar School  
1.0 miles away Independent school

## Council Tax

Band F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(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			