



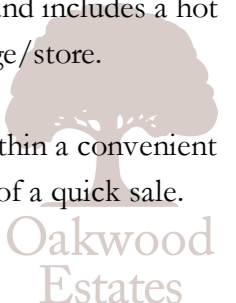
This extended four bedroom detached family home is situated on a quiet cul-de-sac location within a short walk of Burnham High Street and Train Station (Queen Elizabeth Line). The property provides flexible and spacious living arrangements with the accommodation stretching to approximately 1556 sqft.

The ground floor features three reception rooms with the inclusion of a 21ft sitting room with a wood burner stove and French doors onto the garden, an 11ft dining room and a study. There is also a 21ft granite fitted kitchen/breakfast room with fitted appliances and underfloor heating, a downstairs cloakroom/utility room and a large entrance hall.

To the first floor there are four well-proportioned bedrooms with the master bedroom and second bedroom benefiting from fitted wardrobe/cupboard space and ensuite shower rooms (underfloor heating to the master ensuite). There is also a three piece family bathroom.

Externally, the garden has been landscaped to include astro-turf and wraps around the property and includes a hot tub. To the front of the house there is off street parking for three cars and a timber garage/store.

This property has the added benefit of solar panels and is an ideal family purchase positioned within a convenient location whilst offering generous space. There is no onward chain allowing for the possibility of a quick sale.



# Property Information

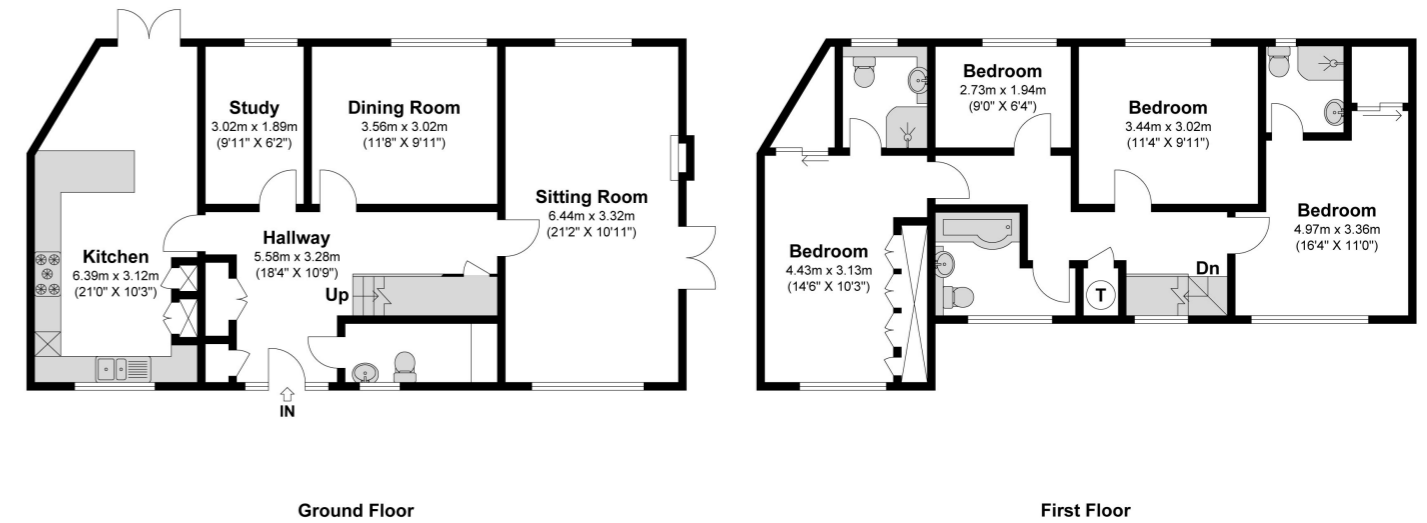
# Floor Plan

-  EXTENDED FOUR BEDROOM DETACHED FAMILY HOME
-  QUIET CUL-DE-SAC WITHIN SHORT WALK OF BURNHAM HIGH ST
-  21FT GRANITE FITTED KITCHEN WITH UNDERFLOOR HEATING
-  21FT SITTING ROOM WITH WOOD BURNER
-  11FT DINING ROOM
-  STUDY
-  1 BATHROOM/2 ENSUITES
-  DOWNSTAIRS W.C./UTILITY
-  SOLAR PANELS
-  PARKING FOR 3 CARS
-  NO CHAIN

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



**Long Drive**  
 Approximate Floor Area  
 1556.24 Square feet 144.58 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.

## External

The garden has been landscaped to include astro-turf and wraps around the property. To the side there is a large patio area ideal for summer dining or a BBQ. To the front of the house there is off street parking for three cars and a timber garage/store.

## Adaptions

- The property benefits from underfloor heating to the kitchen, master bedroom and ensuite
- The solar panels are for hot water only
- Garden with hot tub
- Kitchen with integrated TV

## Location

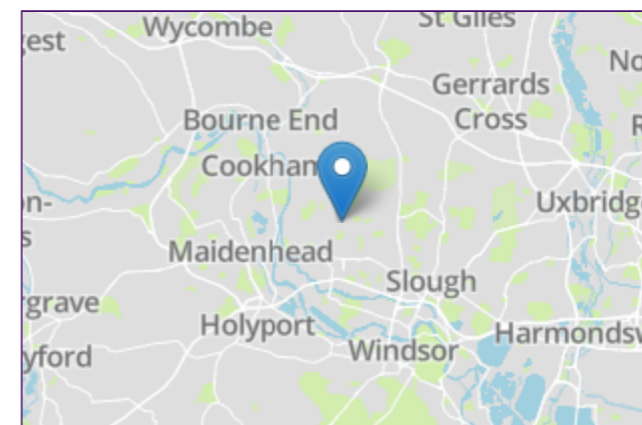
Burnham Village offers good local shopping facilities and the larger centres of Beaconsfield, Slough and Maidenhead are within easy reach and offer more extensive facilities. The M40 (junction 2) can be joined at Beaconsfield linking with the M25. The M4 (junction 7 approximately two miles away) also 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 central London and from Beaconsfield there is a service to Marylebone. Burnham is included within the Crossrail scheme.

## Education/Leisure

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.

## Council Tax

Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	82
(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	