



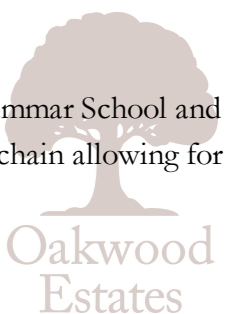
This four double bedroom detached family house is set on a 0.25 acre plot on a premier road in the north side of Burnham and offers flexible and spacious living accommodation stretching to approximately 2,828 sqft (including the garage).

The ground floor features four reception rooms with the inclusion of a 23ft sitting room, a 20ft conservatory, a 13ft dining room and a 13ft study/home office. There is also a 14ft refitted kitchen with adjoining utility room, a shower room, a double-sized bedroom with fitted wardrobes and a four piece ensuite bathroom, an entrance hall and porch.











To the first floor there are a further three bedrooms and a three piece family bathroom.

Externally, the mature south-facing rear garden is generous and manly laid to lawn with its tall hedgerows and trees allowing for plenty of privacy. Whilst to the front there is a further lawn area and gated driveway with parking for up to four cars in addition to the 18ft double garage.

This property is located just 0.2 miles from Burnham High Street and 0.4 miles for Burnham Grammar School and is an ideal family purchase due to its generous size and convenient location. There is no onward chain allowing for the possibility of a quick sale.



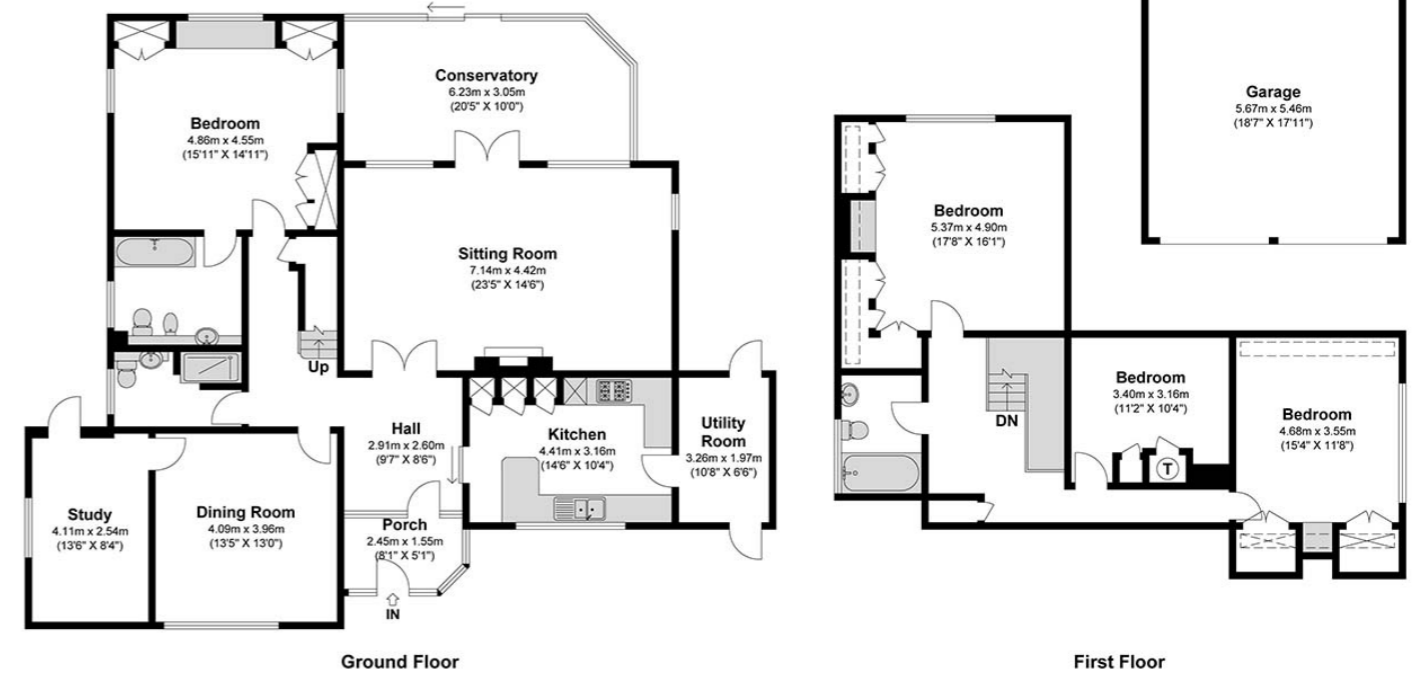


-  FOUR DOUBLE BEDROOM DETACHED HOUSE
-  0.25 ACRE PLOT
-  20FT CONSERVATORY
-  3 BATHROOMS
-  18FT DOUBLE GARAGE
-  APPROX. 2828 SQFT (INCLUDING GARAGE)
-  23FT SITTING ROOM
-  14FT REFITTED KITCHEN
-  SOUTH-FACING GARDEN
-  NO CHAIN

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



**The Fairway**  
 Approximate Floor Area  
 2495.61 Square feet 231.85 Square metres (Excluding Garage)  
 Garage Area 333.25 Square feet 30.96 Square metres  
 Total Area 2828.86 Square feet 262.81 Square metres (Including Garage)



**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 mature south-facing rear garden is generous and manly laid to lawn with its tall hedgerows and trees allowing for plenty of privacy. Whilst to the front there is a further lawn area and gated driveway with parking for up to four cars in addition to the 18ft double garage.

**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 such as Burnham Golf Club (approx. 1/5km), 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.

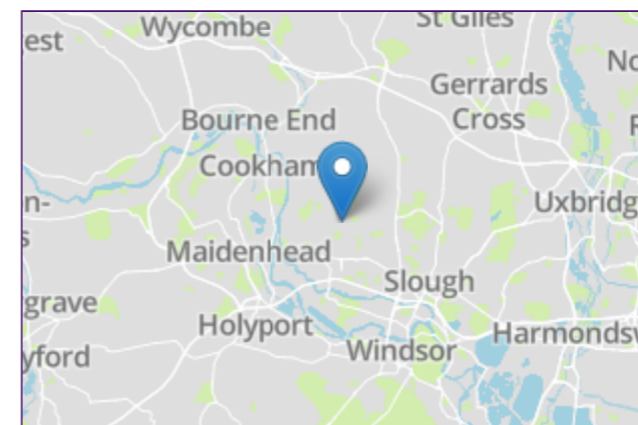
**Transport Links**

Nearest stations:  
 Burnham (0.9 mi)  
 Taplow (1.4 mi)  
 Slough (3.1 mi)

The M4 (jct 7) is approximately 3 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.

**Council Tax**

Band G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			