

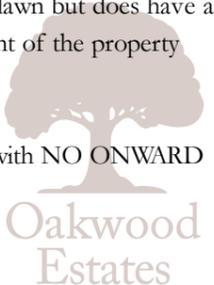
Brook Crescent is a charming cul de sac located a stone's throw from excellent public transport links. Burnham train station is only a few hundred yards away and offers direct links into central London via the Elizabeth Line. M4 Junction 7 is also a short distance away. This location is very popular among residential buyers of all ages due to the close proximity of a number of good schools such as Burnham Grammar School.

The property itself has been maintained to the highest order throughout and is ready to move straight in. This home is a freehold semi-detached property that has been heavily extended to the rear.

The layout is spread across two floors. On the ground floor there is a huge 26 ft family lounge, a downstairs bedroom/study and a full bathroom. The real stand out feature of the ground floor is the huge rear extension that has been added, this extension is home to the amazing open plan kitchen/diner. The kitchen is completely integrated with modern appliances and it is the perfect space to entertain guests. The first floor is home to the remaining THREE bedrooms, two of which have built in integrated wardrobes and the main family bathroom. The property measures just under an impressive 1400 sq ft which ensures that space is offered in abundance.

There is a private and enclosed rear garden which is roughly around 100ft in size. The garden is mainly laid to lawn but does have a patio area ensuring that this is the perfect space for the entire family to enjoy. A private driveway to the front of the property provides parking for several cars.

The amazing size and convenient location make this house the perfect long term family home. It will be sold with NO ONWARD CHAIN and is ready to move to your desired timescales.



Property Information

-  EXTENDED FOUR BEDROOM SEMI-DETACHED FAMILY HOME
-  26FT LIVING ROOM
-  TWO BATHROOMS
-  PARKING FOR 4/5 CARS
-  NO CHAIN
-  0.3 MILES TO BURNHAM STATION (ELIZABETH LINE)
-  HUGE OPEN PLAN MODERN KITCHEN/DINER
-  LARGE 100FT REAR GARDEN
-  0.8 MILES TO BURNHAM GRAMMAR SCHOOL

					
x4	x2	x3	x5	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

TRANSPORT LINKS

Nearest stations:
 Burnham (0.3 mi)
 Taplow (1.7 mi)
 Slough (2.3 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. The Elizabeth Line runs through Burnham station and makes commuting into Central London easy. A direct line to London Waterloo also runs from Windsor & Eton Riverside station.

LOCATION

Burnham Station is one of the stations served by Crossrail - 'The Elizabeth Line' travels through London connecting Reading in the west and to Shenfield in the east meaning the heart of the West End (Bond Street) is just 38 minutes away. There are excellent road links providing easy access to the M4 and M25.

The Bishop Centre is close by with a wide range of lifestyle retail stores. 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.

Water dominates the area, the River Thames at Maidenhead is 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. There are several good golf courses within a close proximity.

SCHOOLS

PRIMARY SCHOOLS:
 Priory School
 0.5 miles away State school

Our Lady Of Peace School
 0.7 miles away State school

Cippenham School
 0.2 miles away State school

Lent Rise School
 1.1 miles away State school

Lynch Hill School
 1.0 miles away State school

SECONDARY SCHOOLS:
 Burnham Grammar School
 0.8 miles away State school

Haybrook College
 0.3 miles away State school

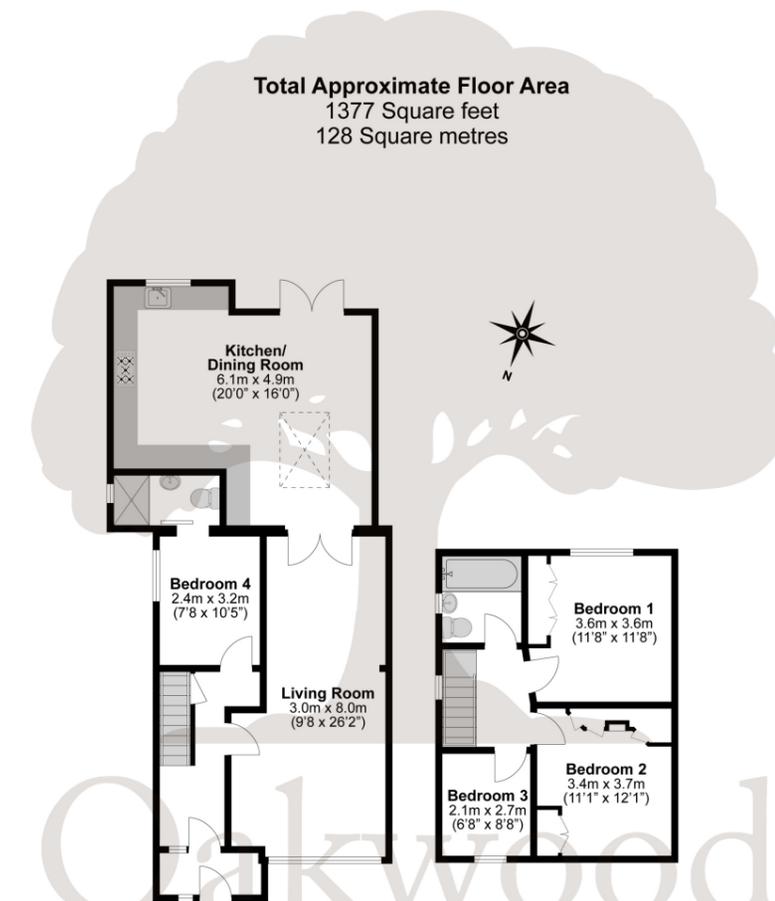
Al-Madani Independent Grammar School
 0.2 miles away Independent school

The Westgate School
 1.0 miles away State school

Council Tax

Band D

Floor Plan



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC