

This ideal first time purchase is located in a popular residential area which benefits from excellent transport links and school catchments. M4 junction 7 & Burnham train station (Elizabeth Line) are both only a few hundred yards from your front door and are easily accessible.

The property is located on Kinnaird close. The area is very quiet and safe making it ideal for families of all ages. Internally the property comprises of a separate modern kitchen large spacious family lounge to the rear and separate dinning area with double patio doors onto the garden. The lounge benefits from ample natural light and has patio doors which open up into the private rear garden. Also downstairs is a downstairs WC. On the first floor you will find all THREE good size bedrooms, the master boasts a lovely en-suite you will also find the main family bathroom on this floor which consists of both bath and shower. The property has been kept in excellent condition and is ready for the next owners to move straight in.

To the rear of the property there is a private and enclosed garden consisting of a patio area which is perfect for entertaining in the summer months and a lawn area. A private garage and driveway parking for TWO cars are also included and are located at the front of the property.

This house is perfect for a family looking to create their long term family home ready to move at your desired timescales.

Property Information

- LINK DETACHED HOUSE
- 1.4 MILES FROM BURNHAM STATION
- 1.1 MILES TO BURNHAM GRAMMAR
- PRIVATE AND ENCLOSED REAR GARDEN

- EN-SUITE MASTER
- OFFERED IN EXCELLENT CONDITION THROUGHOUT
- DOWNSTAIRS W/C
- POPULAR LOCATION NEARBY TO PUBLIC TRANSPORT LINKS AND SCHOOLS

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

Transport Links

NEAREST STATIONS:

Burnham (1.4 miles)

Taplow (1.2 miles)

The M4 (jct 7) is less than 0.1 miles away, M40 is also easily accessible these both in turn provide access to the M25, M3 and Heathrow Airport. British Rail connections to Paddington are available from Burnham and Maidenhead. A direct line to London Waterloo is available via 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.

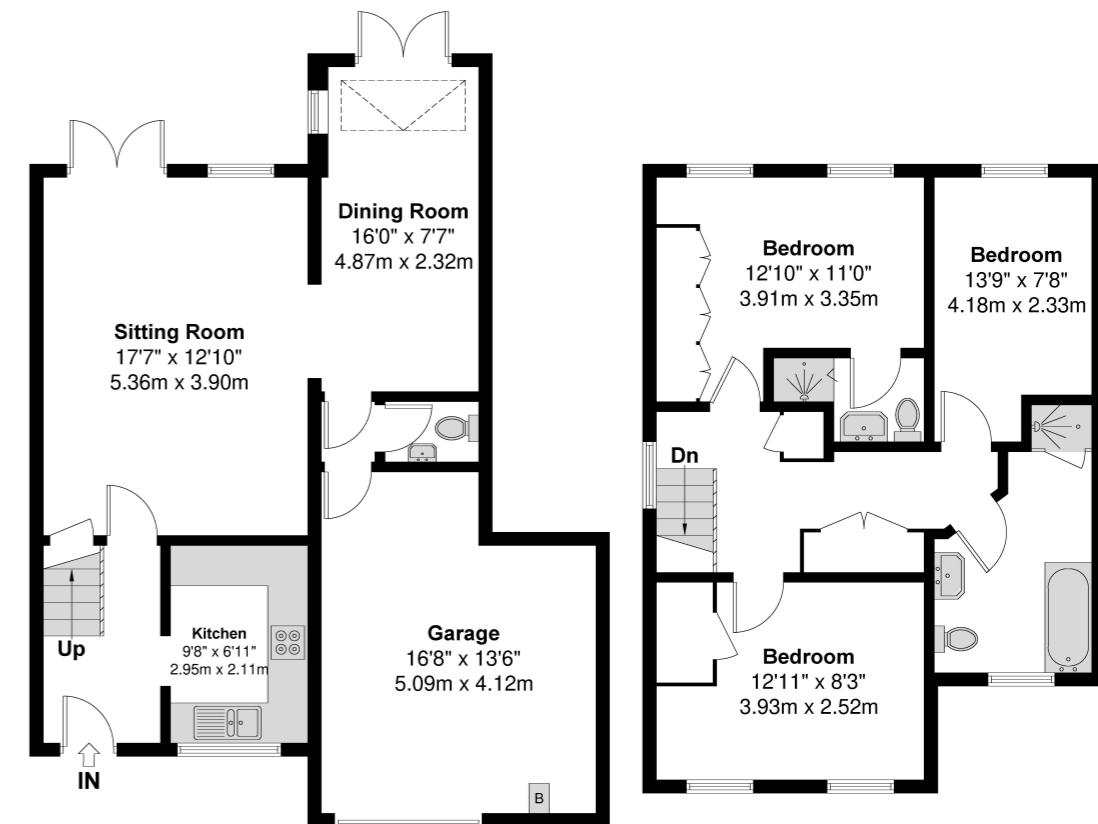
Water dominates the area, the River Thames at Maidenhead is picturesque and attractive to walk along or a magnet for water sports - rowers, barges and pleasure boats. The Thames Maidenhead Rowing Club has its base nearby and the purpose-built rowing venue at Dorney Lake is to the south. There are several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

Floor Plan



Kinnaird Close

Approximate Floor Area = 122.61 Square meters / 1319.76 Square feet



Ground Floor

First Floor

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 Govview.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.

Schools

PRIMARY SCHOOLS

Priory School - 1.1 Miles
State School

Our Lady Of Peace Catholic School - 1.1 Miles
State School

Cippenham School - 0.7 Miles
State School

Lent Rise Road School - 0.8 Miles
State School

SECONDARY SCHOOLS

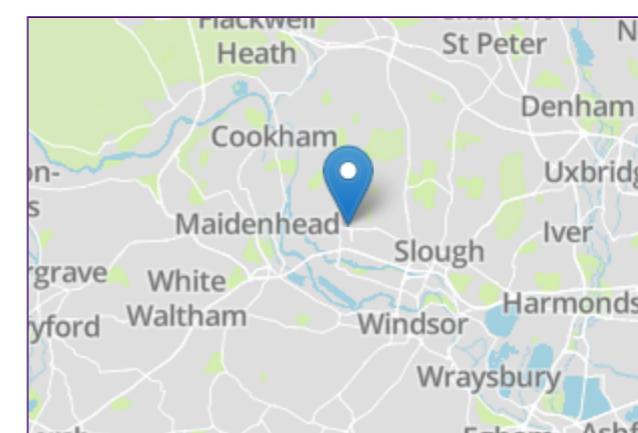
Burnham Grammar School - 1.1 Miles
State School

Al-Madani Grammar School - 0.5 Miles
Independent School

Haybrook College - 1.5 Miles
State School

Council Tax

Band E



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