

Pemberton Road is a highly sought after residential area perfect for families of all ages. This property is located less than 0.5 miles to Burnham train station (Elizabeth Line) and to excellent local schools such as Lynch Hill Academy and Burnham Grammar School, making this house the perfect long term family home for a variety of home movers.










The property itself is being sold with NO ONWARD CHAIN and offers everything that your family could need to make this house your home. This home offers THREE generous size bedrooms, recently renovated family bathroom & separate WC all on the first floor. The ground floor is home to the spacious lounge area measuring an impressive 21ft. The modern kitchen which has been very well maintained is also accessed from the entrance hallway or lounge.

Sliding patio doors in the large lounge provide the entrance into the private enclosed rear garden which also benefits from side access. Driveway parking is also on offer to the front of the property.

With the excellent location, overall fantastic condition and size of the property plus the allocated parking and private gardens, this property really does offer it all.

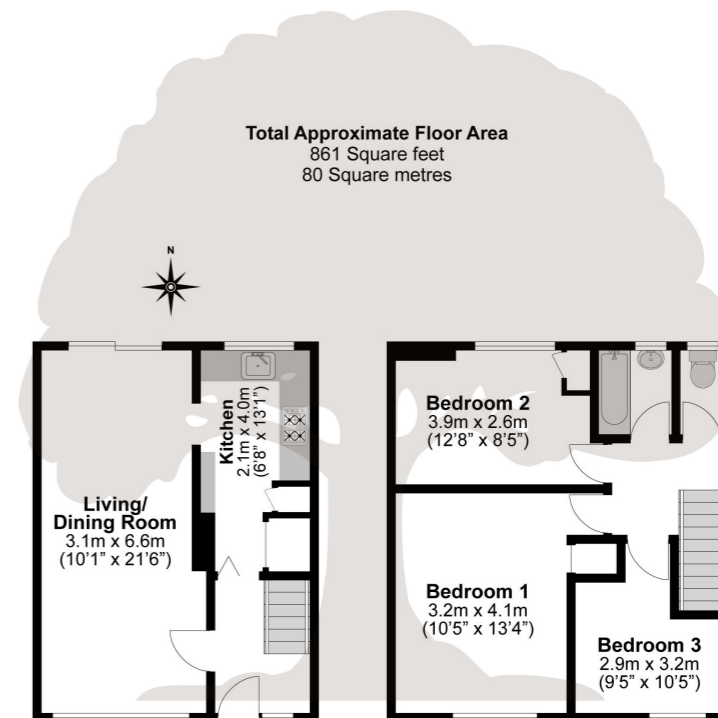


## Property Information

-  FREEHOLD
-  THREE BEDROOMS
-  0.5 MILES TO BURNHAM TRAIN STATION (ELIZABETH LINE)
-  PRIVATE REAR GARDEN
-  IDEAL FIRST TIME PURCHASE
-  DRIVEWAY PARKING
-  NO ONWARD CHAIN
-  LYNCH HILL SCHOOL CATCHMENT
-  OFFERED IN GOOD CONDITION THROUGHOUT

					
x3	x1	x1	x1	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

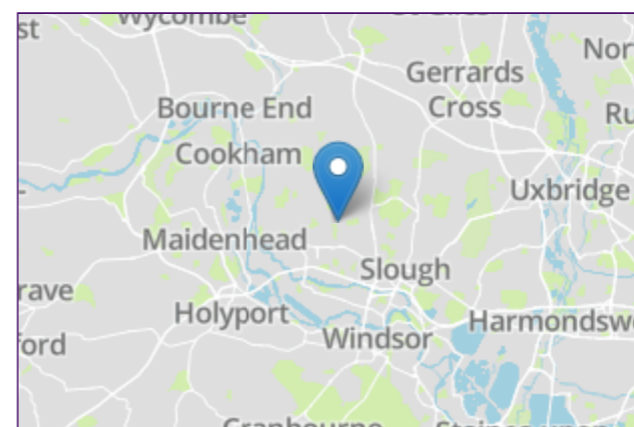
## Floor Plan



# Oakwood Estates

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+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



### Transport Links

Nearest stations:

- Burnham (0.5 miles)
- Taplow (1.7 miles)
- Slough (2.5 miles)

The M4 (jct 7) is approximately 2 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. A direct train into London Waterloo is also available via Windsor & Eton Riverside station.

### Location

Burnham offers a good range of shops for day-to-day needs while further shopping facilities can be found in nearby Slough, Maidenhead, Windsor and Beaconsfield. An abundance of sporting facilities in the area including Cliveden Reach which is regarded as one of the most beautiful stretches of the River Thames for boating and fishing. In addition to Nashdom's own parkland there are many attractive walks in the grounds of Cliveden and at Burnham Beeches.

### Schools

PRIMARY SCHOOLS:

- Lynch Hill School Primary Academy  
0.3 miles away State school

Priory School

- 0.5 miles away State school

Our Lady of Peace Catholic Primary and Nursery School  
0.6 miles away State school

Claycots School  
0.8 miles away State school

St Peter's Church of England Primary School  
1.0 miles away State school

SECONDARY SCHOOLS:

Burnham Grammar School  
0.3 miles away State school

Haybrook College  
0.4 miles away State school

Al-Madani Independent Grammar School  
0.7 miles away Independent school

Beechwood School  
1.0 miles away State school

### Council Tax

Band C