



This extended two double bedroom terraced house is situated within a popular residential area on the outskirts of Burnham Village and is offered to the market as recently renovated to a high specification.

The ground floor features a stunning 16ft granite fitted kitchen/diner with a large central island and French doors onto the rear garden. There is also a 22ft living room with 'Herringbone' flooring and an adjoining utility room to the kitchen. The property benefits from a porch entrance.









To the first floor there are two double-sized bedrooms (both with fitted wardrobe space) and a refitted and contemporary three piece bathroom.

Externally, the fence enclosed rear garden has been landscaped to include synthetic grass with a patio area to the front and decking area to the rear providing a perfect space for summer dining. To the front of house there is a pathway and hedgerows allowing for plenty of privacy.

The location offers easy access to the M4 Motorway, Burnham Station (Crossrail) and is close by to excellent schools including Burnham Grammar, Lent Rise, St Peters and plenty of other great schools.



Property Information

-  EXTENDED TWO DOUBLE BEDROOM TERRACED HOUSE
-  POPULAR RESIDENTIAL AREA
-  22FT LIVING ROOM
-  REFITTED BATHROOM
-  RECENTLY RENOVATED TO HIGH SPEC
-  16FT GRANITE KITCHEN/DINER
-  UTILITY ROOM
-  LANDSCAPED REAR GARDEN

					
x2	x1	x1	0	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

External

The fence enclosed rear garden has been landscaped to include synthetic grass with a patio area to the front and decking area to the rear providing a perfect space for summer dining. To the front of house there is a pathway and hedgerows allowing for plenty of privacy.

Transport Links

Nearest stations:
Burnham (1.1 miles)
Taplow (2.3 miles)

The village has excellent transport links with mainline to Paddington (via Taplow & Burnham), and the M4 junction 7 giving access to Heathrow Airport, London and the M25 Motorway network.

Location

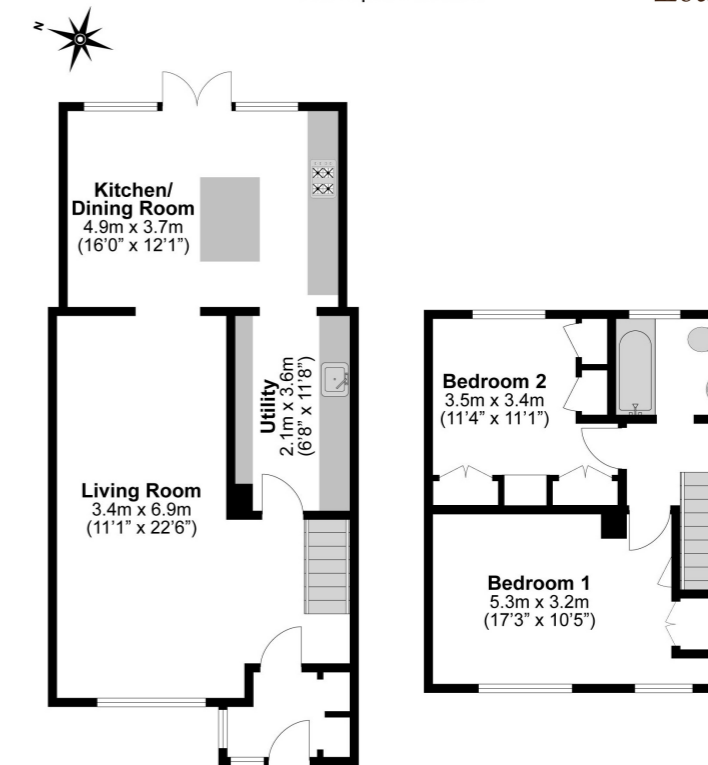
Burnham Village offers good local shopping facilities and the larger centres of Beaconsfield, Slough and Maidenhead are within easy reach and offer more extensive facilities. The surrounding area provides excellent schooling for children of all ages both in the private and state sector, the state sector still being run on the popular grammar school system. Sporting/leisure facilities abound in the area with many notable golf courses, 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.

Council Tax

Band C

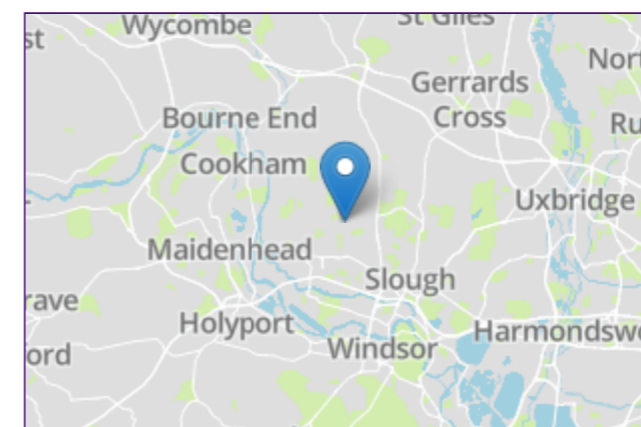
Floor Plan

Total Approximate Floor Area
1140 Square feet
106 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C	69	
(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	