



Iona crescent is a popular residential cul de sac located just a few hundred yards away from Burnham train station, which provides direct transport links into central London via the Elizabeth Line. The area is popular with families of all ages due to the close proximity to a number of excellent local schools such as Burnham Grammar School and a range of good primary schools.

The home itself is a DETACHED bungalow nestled at the bottom of a quiet residential cul de sac. The space inside is ideal for a young family to move straight into. Internally there are THREE good size bedrooms, a separate spacious lounge and a modern kitchen. The property also has a full bathroom plus an additional separate WC. The property has been maintained up to a high order and is ready for the next owners to move straight in.

Also included is a large private rear garden which offers potential to extend in the future stpp. A driveway to the front provides allocated private parking. The property offers all you would need to make this your long term family home.



Property Information

-  DETACHED BUNGALOW
-  PRIVATE AND ENCLOSED REAR GARDEN
-  FULL BATHROOM PLUS ADDITIONAL WC
-  0.3 MILES TO BURNHAM STATION
(ELIZABETH LINE)
-  DRIVEWAY PARKING FOR SEVERAL CARS
-  FREEHOLD
-  THREE DOUBLE BEDROOMS
-  UNDER 1 MILE TO BURNHAM GRAMMAR SCHOOL



x3

Bedrooms



x1

Reception Rooms



x2

Bathrooms



x3

Parking Spaces



Y

Garden



N

Garage

Transport Links

Nearest stations:

- Burnham (0.3 miles)
- Taplow (1.7 miles)
- Slough (2.3 miles)

All of these stations are on the Elizabeth Line.

The M40 (Junction 2) can be joined at Beaconsfield linking with the M25. The M4 (Junction 7) also provides access to the M25 and the national road network giving access to London, Heathrow and the west. There is a mainline railway station in Burnham (Queen Elizabeth Line) offering services to Central London and from Beaconsfield there is a service to Marylebone.

Location

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, Jubilee River and Dorney Lake are within easy reach, being less than two miles away

Schools

PRIMARY SCHOOLS

- Cippenham School - 0.2 Miles Away
State School
- Priory School - 0.6 Miles Away
State School
- Our Lady Of Peace Catholic School - 0.7 Miles Away
State School
- Lynch Hill Primary School - 0.8 Miles Away
State School

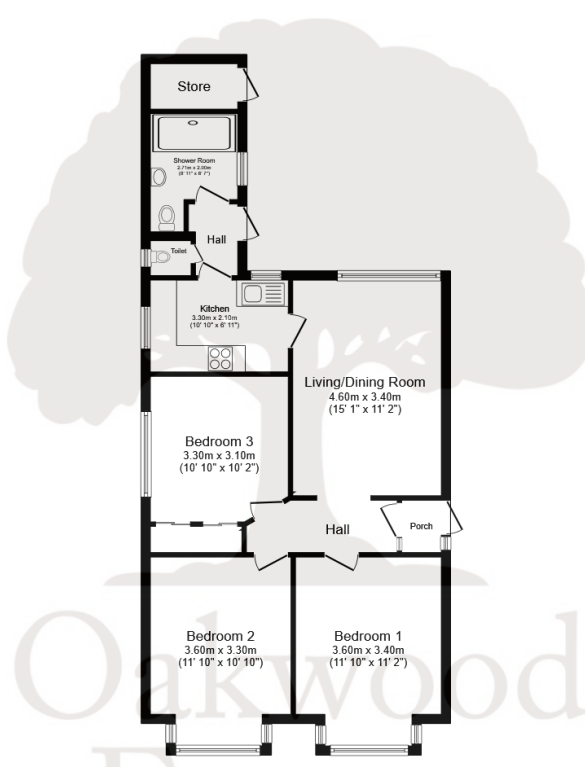
SECONDARY SCHOOLS

- Burnham Grammar School - 0.9 Miles Away
State School
- The Westgate School - 0.8 Miles Away
State School
- Haybrook College - 0.4 Miles Away
State School

Council Tax

Band D

Floor Plan



Floor Plan

Floor area 78.9 sq.m. (849 sq.ft.)

Total floor area: 78.9 sq.m. (849 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](#)

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.



