



This ideal first time purchase located on Goodwin Road is offered to the market with NO ONWARD CHAIN, ensuring that there will be no delays. Goodwin Road is a highly sought after residential area popular with young families due to the close proximity to great local schools such as Lynch Hill School & Burnham Grammar School. Commuting links are excellent and the property is located nearby to Burnham train station (Elizabeth Line) plus M4 & M40 links.










The home itself offers everything that your family could possibly need. The ground floor boasts TWO separate reception rooms perfect for a lounge and a family dining room or potential fourth bedroom. A Modern kitchen and downstairs WC are also located on the ground floor. There are THREE good sized double bedrooms and the family bathroom located on the first floor. The entire property has been kept in good condition and is ready for the next owners to move straight in.

A private and enclosed garden is available to the rear and houses a garden outbuilding with can easily be converted into a work from home office.





# Property Information

-  FREEHOLD
-  0.2 MILES TO LYNCH HILL SCHOOL
-  OUTBUILDING
-  GOOD CONDITION THROUGHOUT
-  THREE BEDROOMS
-  TWO RECEPTION ROOMS
-  NO ONWARD CHAIN
-  POPULAR LOCATION

					
x3	x2	x1	0	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

# Floor Plan



**Goodwin Road**  
 Approximate Floor Area = 73.99 Square meters / 796.42 Square feet  
 Outbuilding Area = 14.44 Square meters / 155.43 Square feet  
 Total Area = 88.43 Square meters / 951.85 Square feet

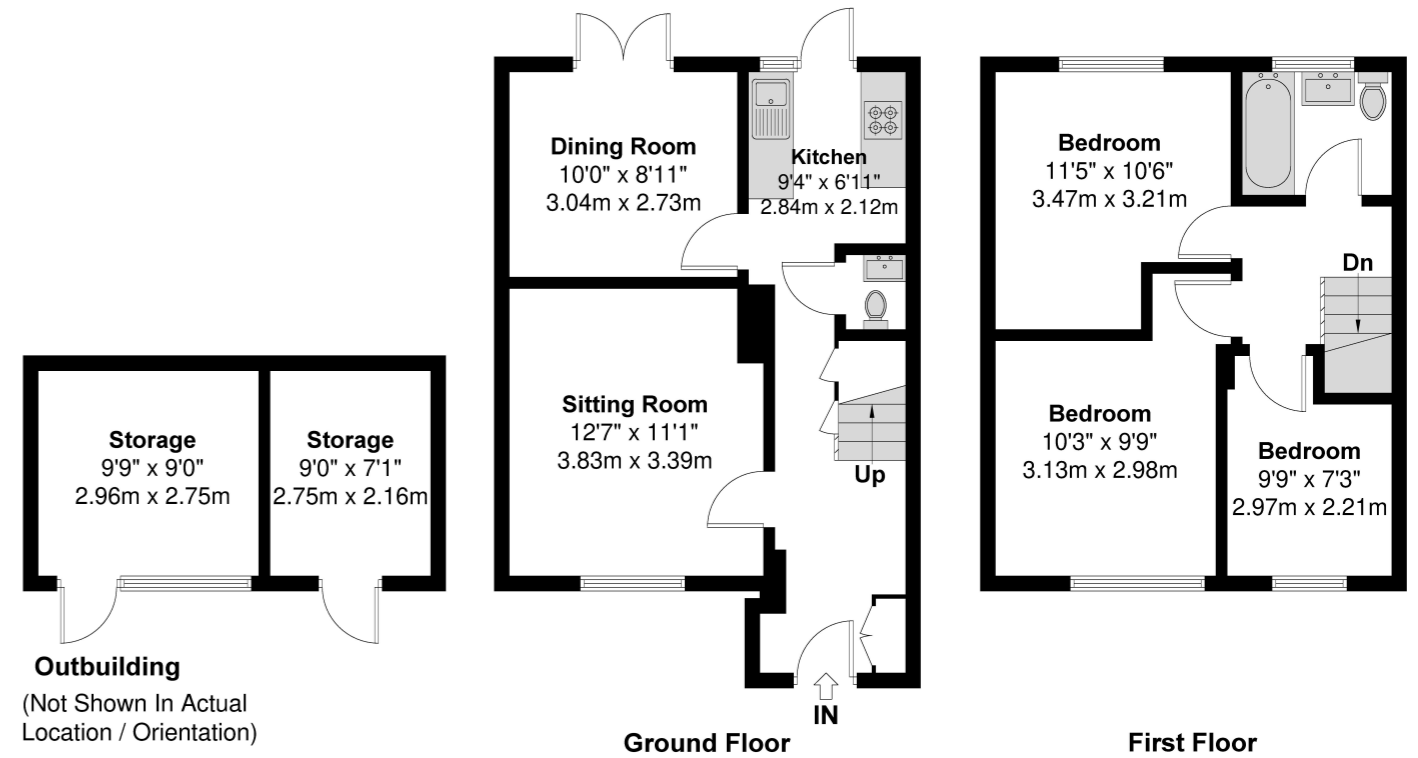


Illustration for identification purposes only, measurements are approximate, not to scale.

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 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.

## Transport Links

Nearest stations:

- Burnham (0.9 miles)
- Taplow (2.2 miles)
- Slough (2.3 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  
 0.2 miles away State school

Priory School  
 0.9 miles away State school

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

Claycots School  
 0.3 miles away State school

St Anthony's Catholic Primary School  
 0.6 miles away State school

**SECONDARY SCHOOLS:**  
 Burnham Grammar School  
 0.9 miles away State school

Haybrook College  
 0.8 miles away State school

Al-Madani Independent Grammar School  
 1.0 miles away Independent school

Beechwood School  
 0.5 miles away State school

**Council Tax**  
 Band C

