

This three/four bedroom semi-detached family home is located on a quiet cul-de-sac off Lent Rise Road and is offered to the market as superbly presented. The property is well positioned within one mile of both Burnham and Taplow Rail Stations (Crossrail).

The ground floor features three reception rooms with the inclusion of a 15ft living room, a 19ft kitchen/diner and a 10ft Study. There is also a WC, an 18ft bedroom, a shower room and entrance hall.

To the first floor there are three double-sized bedrooms (the master bedroom benefits from integrated wardrobes, which has the fittings to convert to an ensuite) and a refitted three piece family bathroom.






Externally the rear garden is approx 120ft and mainly laid to lawn with a patio area ideal for summer dining. The garden incorporates a 12ft brick built outbuilding. Whilst to the front of house there is off street parking for four cars.






There are pedestrian walkways to Burnham High Street, where there is an array of restaurants, pubs and shops, and Burnham Train Station which is connected to the Crossrail network.

This property is an excellent family purchase due to its superb order, generous size and convenient location.



Property Information

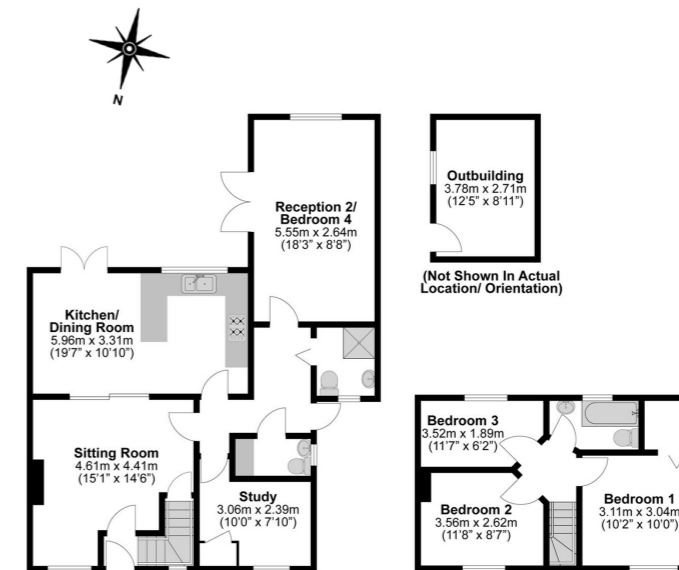
-  LENT RISE SCHOOL / BURNHAM GRAMMAR CATCHMENT ZONES
-  2 BATHROOMS AND WC
-  12FT BRICK BUILT OUTBUILDING
-  QUIET CUL-DE-SAC LOCATION
-  SHORT COMMUTE TO BURNHAM STATION (CROSS RAIL)

-  THREE/ FOUR BEDROOM SEMI-DETACHED FAMILY HOME
-  POTENTIAL TO ADD ENSUITE TO MASTER BEDROOM
-  PARKING FOR 4 CARS
-  POTENTIAL TO EXTEND (STP)
-  APPROX 120FT GARDEN

					
x4	x3	x3	x4	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

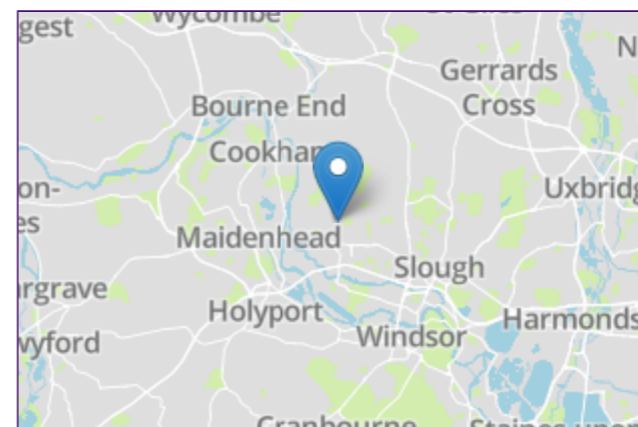
Floor Plan

Total Approximate Floor Area
1366 Square feet
127 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		84
(69-80)	C	73	
(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	

External

Externally the rear garden is approx 120ft and mainly laid to lawn with a patio area ideal for summer dining. The garden incorporates a 12ft brick built outbuilding (fitted with electrics). Whilst to the front of house there is off street parking for four cars.

Transport Links

Nearest stations:

- Taplow (0.9 miles)
- Burnham (0.9 miles)
- Maidenhead (2.6 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.

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.

Schools

PRIMARY SCHOOLS:

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

Lent Rise School
0.5 miles away State school

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

SECONDARY SCHOOLS:

Burnham Grammar School
0.5 miles away State school

Haybrook College
0.9 miles away State school

Council Tax

Band E