



This extended four bedroom terraced house is well located for access to Burnham Train Station (Queen Elizabeth Line) and is nearby a range of local shops and transport links including the M4, M40 and M25 networks. The property is set over three floors and is offered to the market as superbly presented.

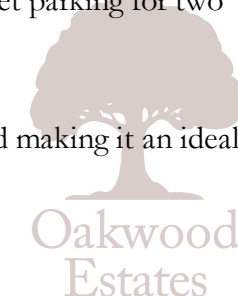
The ground floor features a 21ft lounge/diner, a 17ft granite fitted kitchen, a 14ft conservatory, a shower/W.C, and a large entrance hall.

To the first floor there are three well-proportioned bedrooms - with bedroom two benefiting from an ensuite shower room and fitted wardrobes - in addition to a refitted four piece family bathroom.

The second floor hosts the 17ft master bedroom with ensuite shower room, velux windows and fitted wardrobes.











Externally, the rear garden is low maintenance and incorporates a 19ft outbuilding which could be adapted for use as either an annexe, home office, gym or playroom. To the front of the house there is off street parking for two cars.

This property benefits from solar panels and comes onto the market as immaculately presented making it an ideal first time purchase or family home.



Property Information

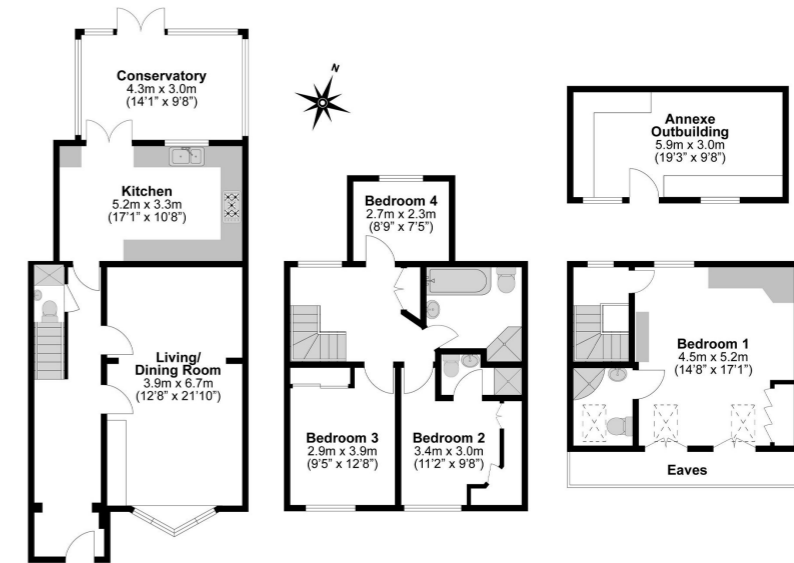
Floor Plan

-  EXTENDED FOUR BEDROOM TERRACED HOUSE
-  17FT GRANITE FITTED KITCHEN
-  21FT LOUNGE/DINER
-  DOWNSTAIRS CLOAKROOM
-  SOLAR PANELS
-  SET OVER 3 FLOORS
-  14FT CONSERVATORY
-  4 BATHROOMS INC 2 ENSUITES
-  GARDEN WITH 19FT OUTBUILDING (GYM/OFFICE)
-  PARKING FOR 2 CARS



Total Approximate Floor Area
1915 Square feet
178 Square metres

					
x4	x1	x4	x2	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



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

External

The rear garden is low maintenance and incorporates a 19ft outbuilding which could be adapted for use as either an annexe, home office, gym or playroom. To the front of the house there is off street parking for two cars.

Transport Links

Nearest stations:
Burnham (0.6 mi)
Taplow (1.9 mi)
Slough (2.4 mi)

Less than five minutes drive from the property is junction 7 of the M4 motorway which provides fast and easy access to Central London, Heathrow Airport and the M25 and M40 motorway network.

Location

Burnham Village is nearby and 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.

Additional Information

- The house is located opposite a park
- the house offers extensive inbuilt storage in addition to fitted wardrobes
- CCTV surveillance system is installed
- double glazed windows with modern PVC shutters
- side access to the rear of the house
- OFSTED rating outstanding schools within walking
- local shops, pharmacy, GP surgery and other amenities within a few minutes walk

Council Tax

Band C

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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		80	82