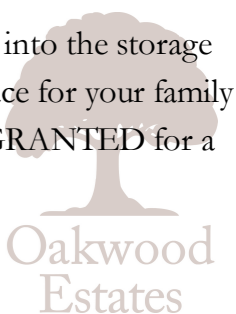




Northmead Road is a quiet cul de sac located in a sought after residential area which is popular with families of all ages. The location offers everything that any potential new owner would need, with several excellent local schools such as Lynch Hill Primary School and Burnham Grammar School within easy walking distance. Burnham train station (Elizabeth Line) is located just 0.7 miles away making commuting into the city an easy task.

This FREEHOLD SEMI-DETACHED house is ready to move straight into and perfect for your long term family home. This home consists of THREE good size bedrooms and a modern family bathroom on the first floor. On the ground floor there is a recently renovated fitted kitchen and spacious lounge with full length built in storage cupboards. With large double glazed windows and patio doors the entire house is completely immersed in natural light. The current owners have done an excellent job maintaining the property to a high standard.

To the front of to home there is a private driveway for at least THREE cars plus side access into the storage room/garage and private rear garden. The private and enclosed rear garden offers ample space for your family to enjoy as well as potential to extend in the future. Planning permission has already been GRANTED for a generous side extension.

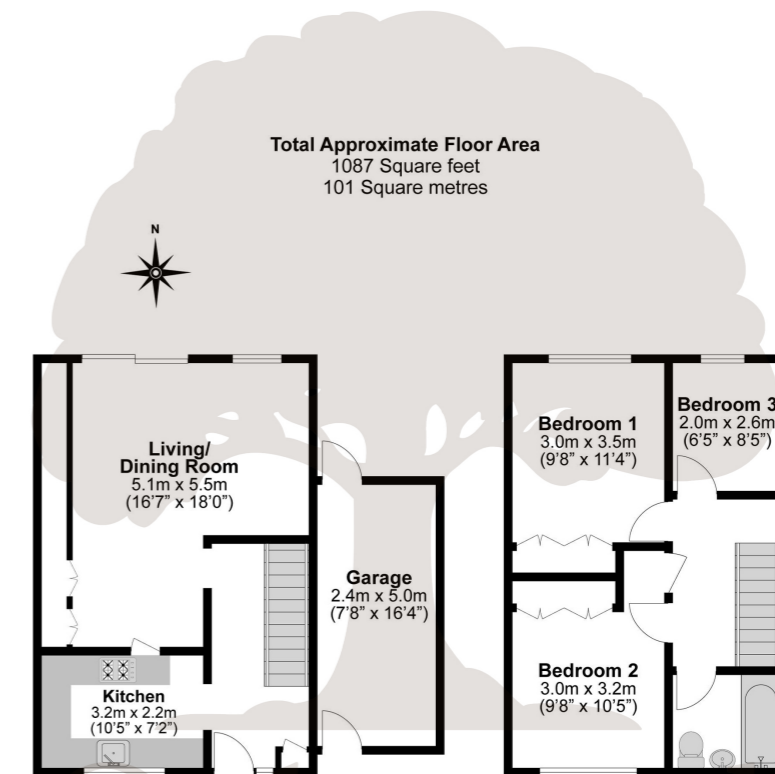


Property Information

-  PLANNING PERMISSION GRANTED FOR EXTENSION
-  FREEHOLD
-  BEAUTIFULLY PRESENTED THROUGHOUT
-  DRIVEWAY PARKING FOR 3 CARS
-  0.7 MILES TO BURNHAM STATION
-  THREE BEDROOMS
-  NEWLY FITTED MODERN KITCHEN
-  PRIVATE AND ENCLOSED REAR GARDEN

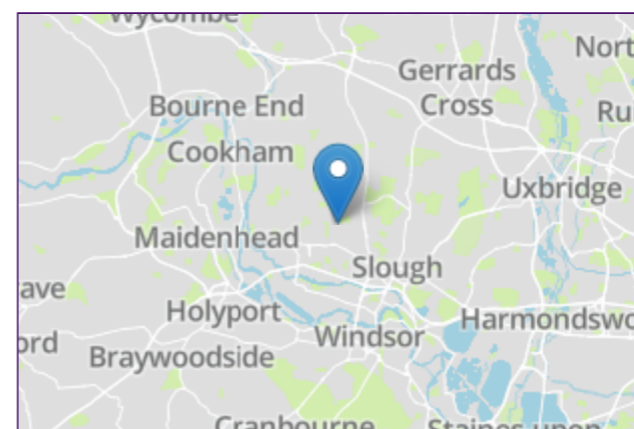
					
x3	x1	x1	x3	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



Oakwood Estates

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		84
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Transport Links

Nearest stations:

- Burnham (0.7 miles)
- Taplow (2.2 miles)
- Slough (2.9 miles)

The M4 (jct 7) is approximately 3 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 trainline to London Waterloo is available from nearby Windsor & Eton Riverside station.

Location

Burnham offers a good range of shops for day-to-day needs while further more shopping facilities can be found in nearby 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
0.4 miles away State school

Priory School

- 0.9 miles away State school

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

Claycots School
0.9 miles away State school

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

SECONDARY SCHOOLS:

Burnham Grammar School
0.9 miles away State school

Haybrook College
1.0 miles away State school

Al-Madani Independent Grammar School
0.8 miles away Independent school

Beechwood School
1.2 miles away State school

Council Tax

Band C