













Tockley Road is a lovely quiet residential cul de sac located within walking to Burnham Village High Street. This area is extremely is popular with families of all ages due to the close proximity to a number of excellent schools, the main of which is Burnham Grammar School, located only 0.6 miles away.

This FREEHOLD home has been beautifully decorated throughout and is ready for the next owners to move straight in. The ground floor comprises of a spacious family lounge and stunning open plan kitchen/diner. The kitchen/diner has patio doors which opens up into the private rear garden and ensures that the ground floor is flooded with natural light. A downstairs WC completes the ground floor. On the first floor you will find all THREE spacious bedrooms and the main family bathroom.

To the rear there is a private and enclosed garden which is mainly laid to lawn and has access to a large storage room at the back of the garden. A garage is also included with the property. This garage has been completely converted into a second reception room/home office which is perfect for all those working from home.





FREEHOLD



SEPARATE HOME OFFICE



OFFERED IN IMMACULATE CONDITION



0.6 MILES TO BURNHAM GRAMMAR SCHOOL



THREE BEDROOMS



PRIVATE REAR GARDEN



WALKING DISTANCE OF BURNHAM HIGH STREET



DONWSTAIRS WC



Transport Links

Nearest stations:

Burnham (1.1 miles)

Taplow (1.4 miles)

Maidenhead (3.1 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 Taplow (Queen Elizabeth Line) offering services to Central London and from Beaconsfield there is a service to Marylebone.

Location

The property is within walking distance of Burnham High Street and Tesco Superstore plus a variety of restaurants located within the Bishops Centre. 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:

Lent Rise School

0.8 miles away State school

Priory School

0.7 miles away State school

Our Lady of Peace Catholic Primary and Nursery School 0.8 miles away State school

Lynch Hill Academy

1.2 miles away State school

St Peter's Church of England Primary School

0.1 miles away State school

SECONDARY SCHOOLS:

Burnham Grammar School

0.6 miles away State school

Haybrook College

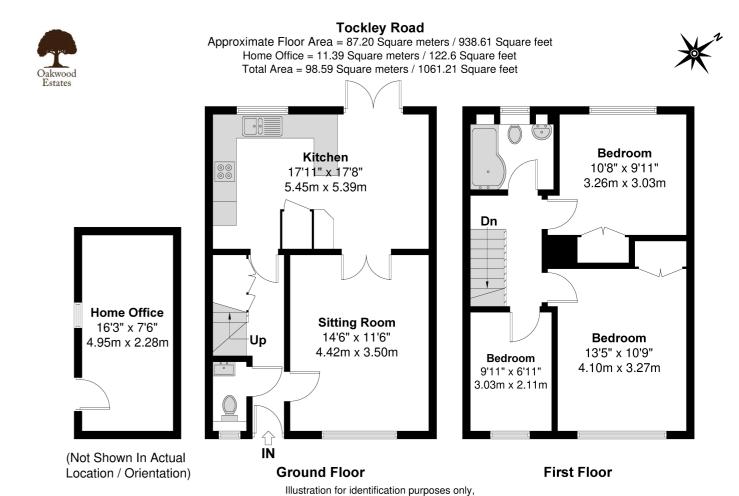
1.1 miles away State school

Al-Madani Independent Grammar School

1.5 miles away Independent school

Council Tax

Band D



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.

measurements are approximate, not to scale.



