

Hidden away on one of Burnham's most sought after streets is the wonderful family home. Lammas Road has always been one of the best streets in Burnham and properties such as these are rarely available on the market. This lovely cul de sac is located just 0.3 miles to Burnham Grammar School and 0.4 miles to Burnham train station (Elizabeth Line), making it the perfect buy for all young families and commuters alike.

This DETACHED home offer huge potential to extend to the side and rear (stpp) and is perfect for someone looking for their long term family home. The potential to extended the home as the family grows is amazing and ensures that you'll never have to move to acquire more space.

The internal of the property is spread across two floors. On the ground floor there are TWO separate reception rooms, one for a spacious lounge and the other currently used as a dining room. The modern kitchen and downstairs WC complete the ground floor. Upstairs, the area was refurbished in 2021 with new wooden flooring and internal doors and provides access to all THREE good size bedrooms and the main family bathroom. The property has been very well maintained and is ready for the next owners to move straight in.

This perfect family home also includes an 85ft privately enclosed rear garden which is a great space for the entire family to enjoy in the summer months, as well as offering potential to extend in the future (stpp). A garage is included and is attached to the side of the home, a store room directly behind the garage is also included. In front of the garage there is private driveway parking.

This home is being sold with NO ONWARD CHAIN and is ready to move at your desired pace.

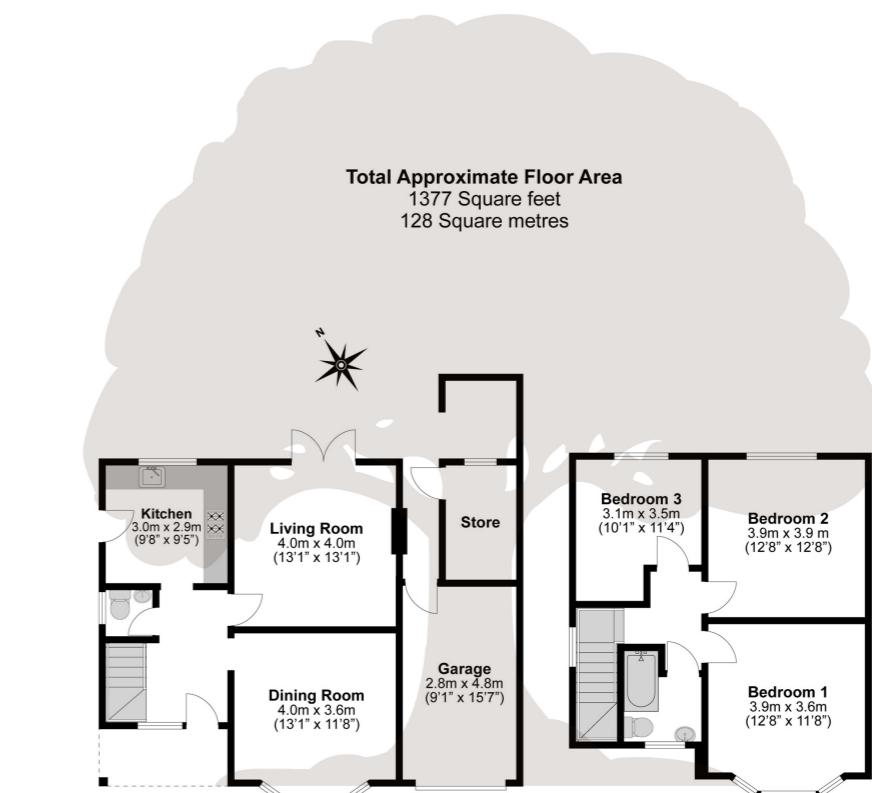
Property Information

-  SOLD WITH NO ONWARD CHAIN
-  LARGE PRIVATE REAR GARDEN
-  WELL MAINTAINED THROUGHOUT
-  GARAGE & DRIVEWAY PARKING
-  0.3 MILES TO BURNHAM GRAMMAR SCHOOL
-  CUL DE SAC LOCATION

-  DETACHED FAMILY HOME
-  HUGE POTENTIAL TO EXTEND STPP
-  TWO RECEPTION ROOMS
-  ONE OF BURNHAM'S MOST PREMIER ROADS
-  THREE BEDROOMS

					
x3	x2	x2	x3	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



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

Transport Links

Nearest stations:

Burnham (0.4 mi)

Taplow (1.4 mi)

Maidenhead (2.8 mi)

The M40 (junction 2) can be joined at Beaconsfield linking with the M25. The M4 (junction 7 approximately one mile away) 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 Burnham, offering services to Paddington and from Beaconsfield there is a service to Marylebone. Burnham is included within the Crossrail scheme.

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 M40 (junction 2) can be joined at Beaconsfield linking with the M25. The M4 (junction 7 approximately one mile away) 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 Burnham, offering services to Paddington and from Beaconsfield there is a service to Marylebone. Burnham is included within the Crossrail scheme.

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, Jubilee River and Dorney Lake are within easy reach, being less than two miles away.

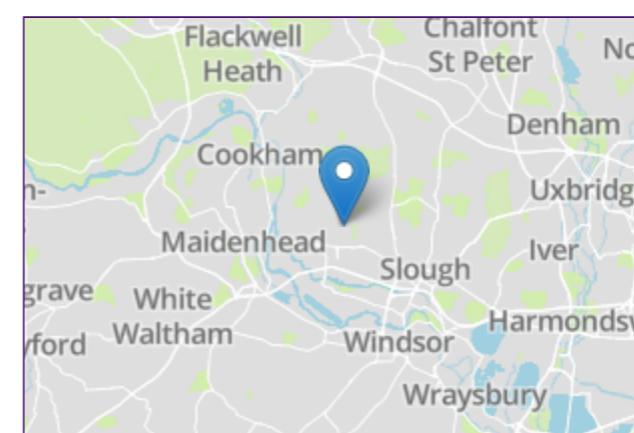
Additional Information

Upper floor renovations – the upstairs was refurbished around 4 years ago, with new wooden flooring and internal doors.

Council Tax

Band F

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 Govview.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		81
(69-80)	C		69
(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			