



Clonmel Way is a quiet cul-de-dac located within an extremely popular residential area of Burnham Village. The location could not be better with several good local schools such as Our Lady Of Peace Catholic School, St Peter's Church Of England School & Burnham Grammar School all within easy distance. Burnham High Street is also less than a 5 minute walk from your front door.

The property itself is the perfect FIRST TIME PURCHASE. Completely renovated throughout to a high standard with no further work required at all. This stunning home offers TWO huge double bedrooms and a brand new bathroom suite on the first floor. Downstairs there are TWO separate spacious reception rooms and a newly fitted kitchen. The rear kitchen door opens up into the private rear garden.

This property does not require the new buyer to lift a finger at all. Everything has been modernised to a high order and the home will also be sold with NO ONWARD CHAIN, providing that security and safety throughout the process.



## Property Information

-  NO ONWARD CHAIN
-  TWO DOUBLE BEDROOMS
-  COMPLETELY REFURBED THROUGHOUT
-  0.5 MILES TO BURNHAM GRAMMAR SCHOOL
-  FREEHOLD
-  PRIVATE REAR GARDEN
-  WALKING DISTANCE TO BURNHAM VILLAGE HIGH STREET
-  EASY ACCESS TO BURNHAM STATION (ELIZABETH LINE)

					
x2	x1	x1	0	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

### Transport Links

Nearest stations:

- Burnham (1.1 miles)
- Taplow (1.5 miles)
- Maidenhead (3.3 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.

### Amenities/Leisure

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

0.8 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

0.5 miles away State school

Haybrook College

1.1 miles away State school

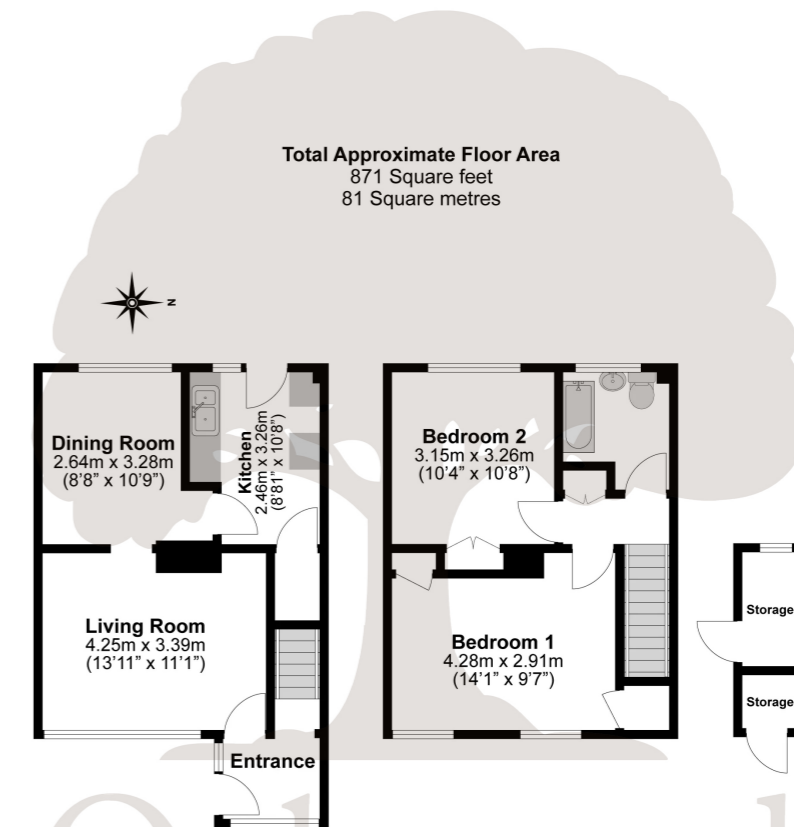
Al-Madani Independent Grammar School

1.5 miles away Independent school

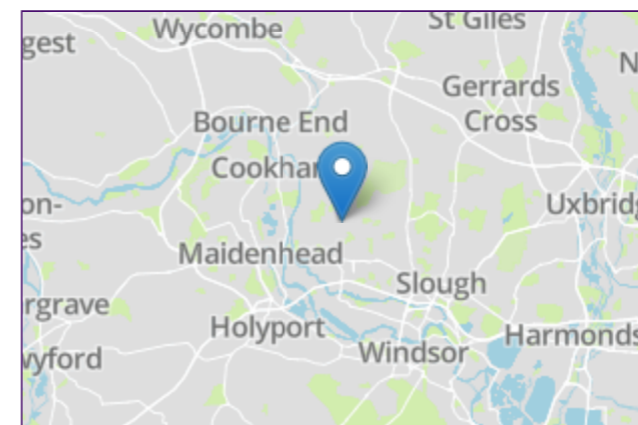
### Council Tax

Band C

## Floor Plan



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	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		79	