











This extended five bedroom detached family home is located opposite Burnham Grammar School and within a 5 minute walk of Burnham High Street. The property provides flexible and spacious accommodation set over three floors. The ground floor features three reception rooms with the inclusion of a 19ft living room, a 12ft dining room and a sitting room/study. There is also a 13ft fitted kitchen, a downstairs cloakroom and entrance porch. To the first floor there four well-proportioned bedrooms and a three piece family bathroom with the master bedroom benefiting from an ensuite shower room. The second floor hosts a further double-sized bedroom and access to eaves storage. Externally the rear garden is mainly laid to lawn with a large patio area ideal for summer dining whilst to the front there is off street parking for two cars in addition to a 22ft double-length garage. This property is an excellent family purchase due to its generous living arrangements and convenient location.

Property Information

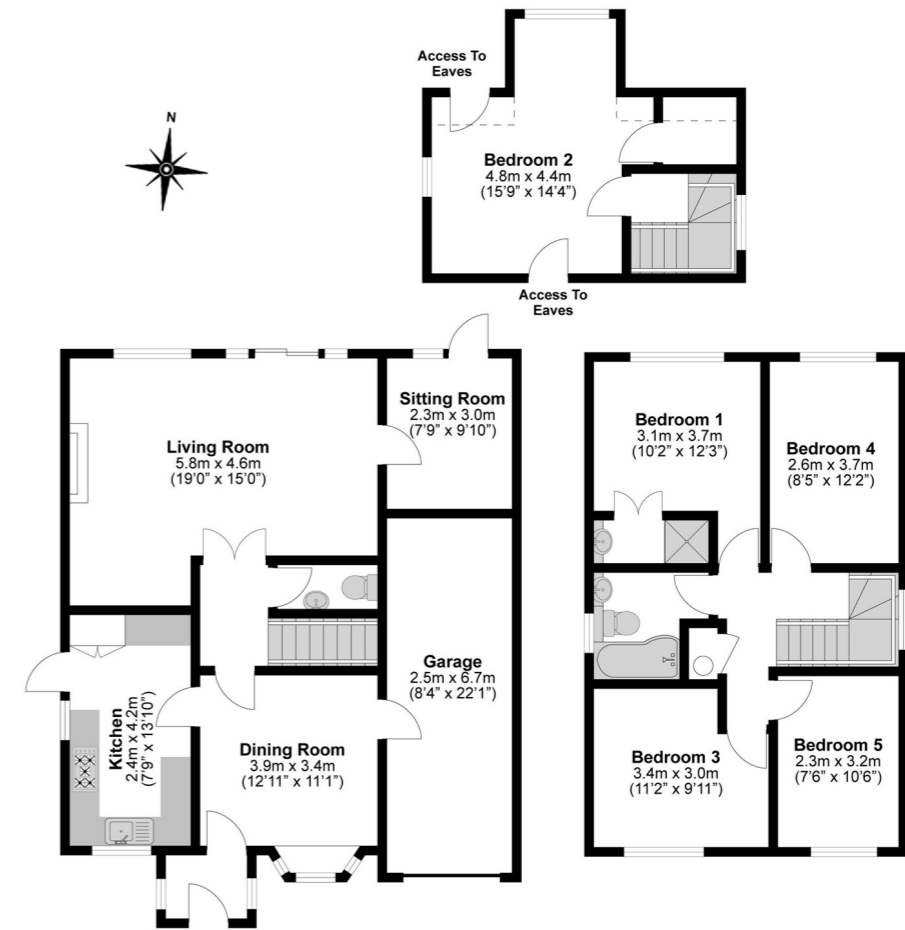
-  EXTENDED FIVE BEDROOM DETACHED FAMILY HOUSE
-  19FT LIVING ROOM
-  SITTING ROOM/STUDY
-  2 BATHROOMS
-  22FT DOUBLE GARAGE
-  SOUGHT AFTER CUL-DE-SAC NEARBY TO BURNHAM GRAMMAR SCHOOL
-  12FT DINING ROOM
-  13FT FITTED KITCHEN
-  DOWNSTAIRS CLOAKROOM
-  PARKING FOR 2 CARS

					
x5	x3	x2	x3	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan

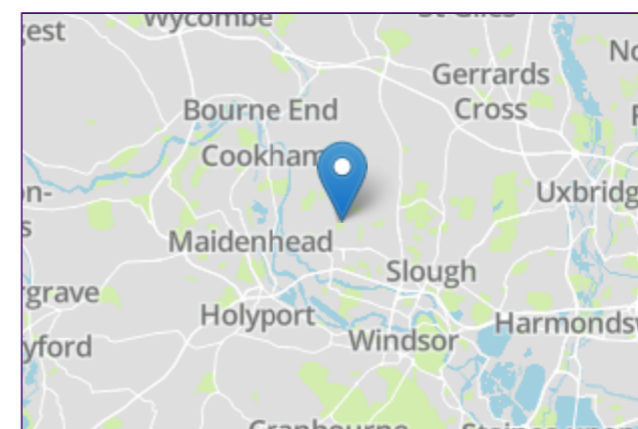


Total Approximate Floor Area
1672 Square feet
156 Square metres



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

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.



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 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:

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

Priory School
0.4 miles away State school

~~Our Lady of Peace Catholic Primary and Nursery~~

External

The rear garden is mainly laid to lawn with a large patio area ideal for summer dining whilst to the front there is off street parking for two cars in addition to a 22ft double-length garage.

Council Tax

Band F

Transport Links

Nearest stations:

- Burnham (0.8 mi)
- Taplow (1.2 mi)
- Maidenhead (3.0 mi)

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.