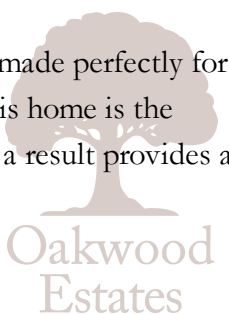




This outstanding family home is situated within a quiet gated development which is less than 10 years old. The exclusive development is a chance to purchase your home in this rarely available cul de sac. The area is ideal for families of all ages with several good schools located only a short distance away.

The house itself is a freehold Semi-Detached home which has been maintained to an incredible standard and is ready for the next owners to move straight in with no work required at all. The accommodation is spread across three floors. On the ground floor you will find the beautiful modern fitted kitchen, main family lounge and dining area. The reception areas are completely flooded in natural light and provide a real warm and welcoming feeling throughout. A downstairs WC completes the ground floor which has underfloor heating throughout. The first floor is home to two large double bedrooms, each with their own en suite bathrooms and built in wardrobes. The third floor is where you'll find the master bedroom which also has its own en suite bathroom. There is a bonus room just off the master bedroom which can be used as a dressing room, home office or fourth bedroom. A newly installed air conditioning unit is available on the first and second floors.

The private and enclosed rear garden comprises of a lawn space and a patio area which has been made perfectly for the family to enjoy al fresco dining in the summer months. A truly unique characteristic of this home is the incredible view from the rear garden. The garden backs on to Farnham Royal Cricket Club and as a result provides a wonderful outlook to the rear. Allocated parking to the front is offered.



Property Information

-  **FREEHOLD**
-  **THREE BATHROOMS & DOWNSTAIRS WC**
-  **BEAUTIFUL VIEWS OVER FARNHAM ROYAL CRICKET GROUND**
-  **GATED DEVELOPMENT**
-  **GORUND FLOOR UNDER FLOOR HEATING**
-  **FULL INSTALLED WATER SOFTENER**
-  **THREE/FOUR BEDROOMS**
-  **IMMACULATE CONDITION THROUGHOUT**
-  **ALLOCATED PARKING**
-  **LESS THAN 10 YEARS OLD**
-  **AIR CONDITIONING UNIT**



x4
Bedrooms



x1
Reception Rooms



x3
Bathrooms



x2
Parking Spaces



Y
Garden



N
Garage

Transport Links

Nearest stations:
Burnham (1.7 mi)
Slough (2.3 mi)
Taplow (3.0 mi)

Road links are accessible via the A404(M), M40 and M4 motorway. Regular train services run from both Burnham and Taplow to Reading (15 minutes) and London Paddington (25 minutes), both of these stations are on the Elizabeth Line. A direct trainline to London Waterloo can also be found from Windsor & Eton Riverside

Location

Located in a sought after area within Farnham Royal, is this outstanding Semi-Detached family home. The property backs on to Farnham Royal Cricket Club and is set within a short distance of Burnham Beeches and Burnham Beeches golf course. Farnham Common High Street is around a mile away and the property is within catchment for several good schools.

Farnham Royal, Farnham Common and Burnham offers a good range of shops for day-to-day needs while further extensive shopping facilities can be found in nearby Maidenhead, Windsor and Beaconsfield. There are 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. Other leisure pursuits include golf at Burnham Beeches and Stoke Park, and horse racing at Ascot and Windsor. In addition there are many attractive walks in the grounds of Cliveden, Windsor Great Park and Burnham Beeches. British Rail services, are available from Burnham to Paddington/Reading and from Beaconsfield to Marylebone. The Elizabeth Line services operate from Burnham making central London 35 minutes away. Access to the motorway network (M40, M4 and M25) are all within easy distance, with London Heathrow Airport less than 12 miles away.

Schools

PRIMARY SCHOOLS:

St Mary's CofE School
0.4 miles away State school

St Anthony's Catholic Primary School
0.5 Miles away State school

Claycots School
0.6 miles away State school

Penn Wood Primary School
0.8 miles away State school

SECONDARY SCHOOLS:
Beechwood School
0.4 miles away State school

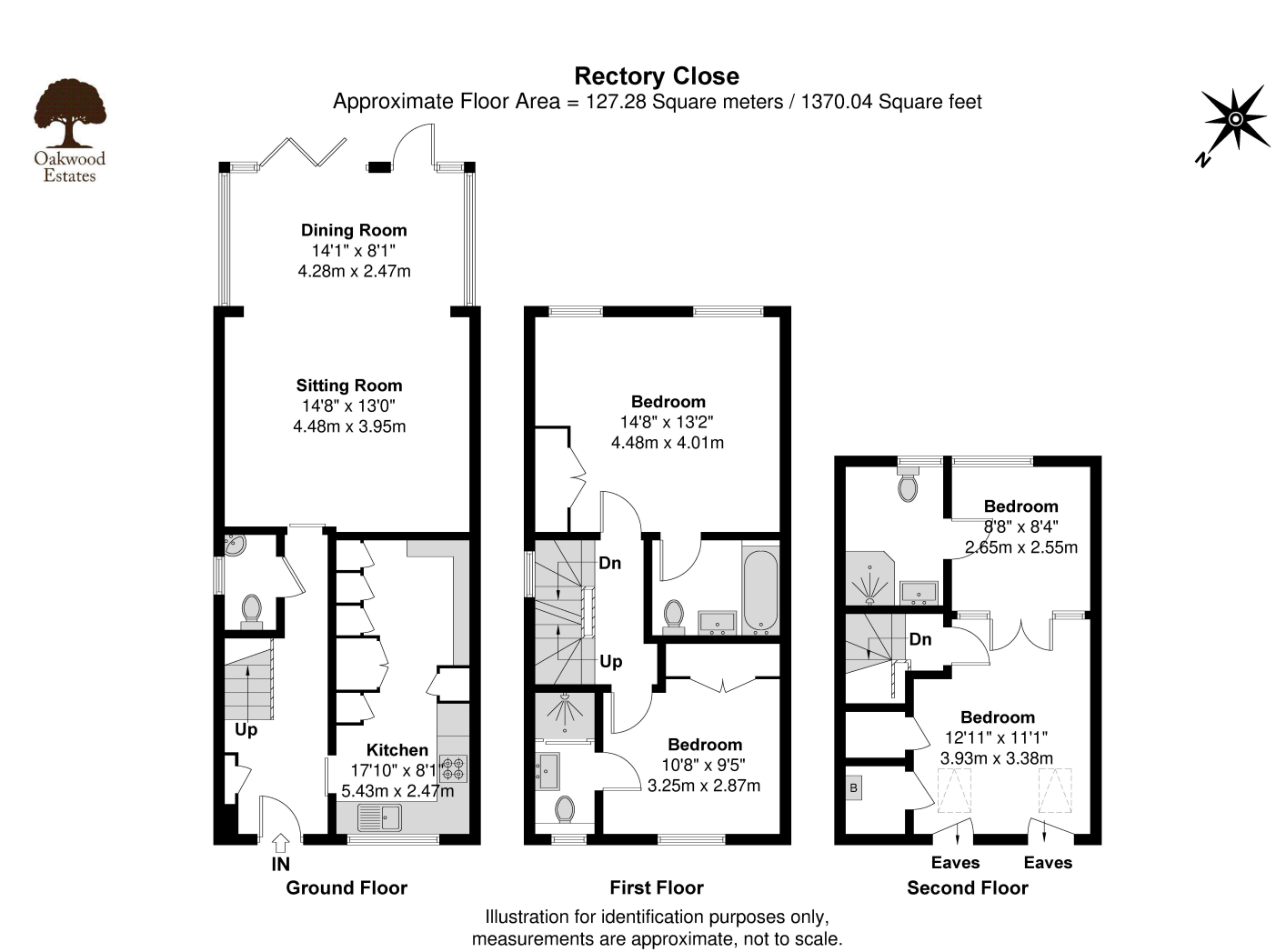
Baylis Court School
1.1 miles away State school

Burnham Grammar School
1.5 miles

Council Tax

Band F

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.

