








Earls Lane is situated in the heart of a sought after residential area, perfect for young families. With excellent transport links such as Burnham Train Station (Elizabeth Line) and M4 junction 6 as well as The Westgate School all within easy access the location for the home really could not be any better.

This SEMI-DETACHED FREEHOLD property is intended to be used as a long term family home. Consisting of a spacious lounge, separate modern kitchen and downstairs WC all on the ground floor. The first floor is home to all THREE good size bedrooms plus family bathroom. Patio doors from the family lounge provide access to the private enclosed rear garden which is perfect to enjoy during those late summer evenings.

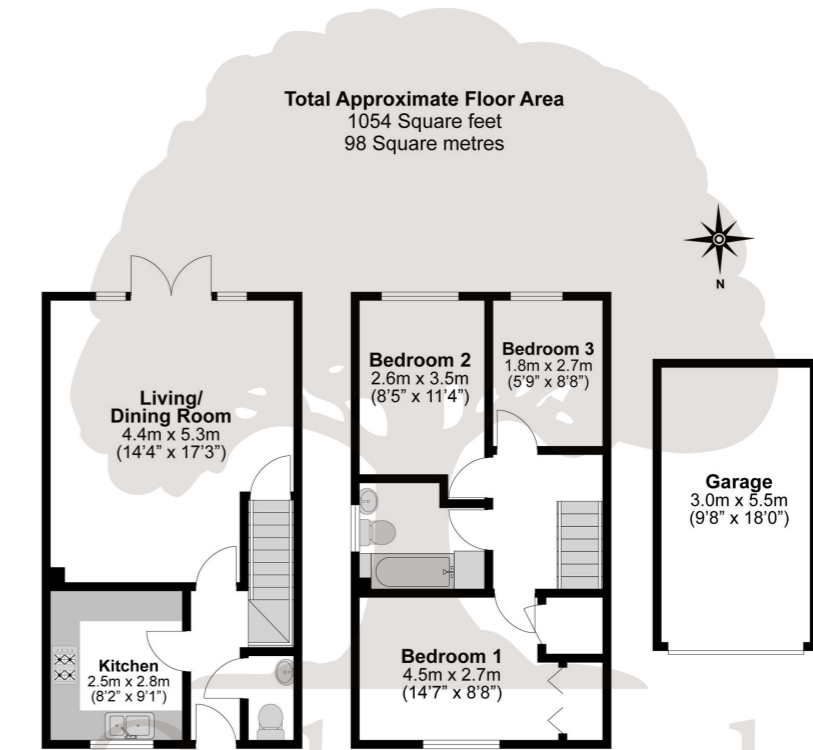
A family of TWO/THREE cars is perfectly catered for with THREE parking spaces on offer. A larger than average garage allows space to park a car and still plenty of storage space, a further TWO parking spaces are provided via the driveway.



Property Information

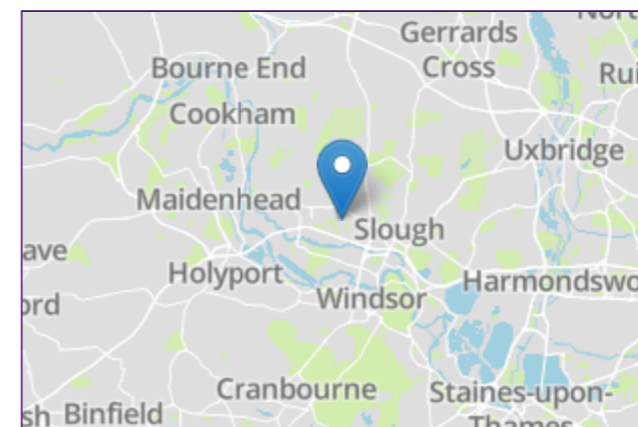
-  FREEHOLD
-  GARAGE AND ALLOCATED PARKING
-  SOUGHT AFTER RESIDENTIAL AREA
-  EXCELLENT SCHOOL CATCHMENTS
-  THREE BEDROOMS
-  GOOD CONDITION THROUGHOUT
-  DOWNSTAIRS WC

					
x3	x1	x1	x2	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
<small>EU Directive 2002/91/EC</small>			

Transport Links

Nearest stations:

- Burnham (1.2 miles)
- Slough (2.3 miles)
- Taplow (2.7 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 6 & 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 Burnham (Queen Elizabeth Line) offering services to Central London and from Beaconsfield there is a service to Marylebone.

Leisure

The property is close to Burnham High Street, Asda Superstore 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:

- Cippenham School
0.5 miles away State school

Western House Academy
0.2 miles away State school

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

Priory School
1.3 miles away State school

Lent Rise School
1.6 miles away State school

SECONDARY SCHOOLS:
Burnham Grammar School
1.5 miles away State school

The Westgate School
0.4 miles away State school

Al-Madani Independent Grammar School
0.5 miles away Independent school

Council Tax

Band D