












Upon entering, you are greeted by a spacious reception room that provides a warm and inviting atmosphere, ideal for both relaxation and entertaining. The well-appointed kitchen is designed with functionality in mind, and four generously sized bedroom there is ample room for family and guests alike, while the two modern bathrooms add convenience and comfort.

One of the standout features of this property is the large rear garden, which not only offers a serene outdoor retreat but also presents exciting potential for a separate building plot, whilst the possibility to extend the main house allows for personalisation to suit your lifestyle needs.

The property also boasts a large 18'6 x 15'9 outbuilding, currently used as a gym but offers space for a children's playroom/ office / workshop etc..



## Property Information

-  STUNNING FOUR BEDROOM DETACHED CHALET BUNGALOW
-  FOUR DOUBLE BEDROOMS
-  EXCELLENT TRANSPORT LINKS VIA BURNHAM TRAIN STATION (CROSSRAIL - THE ELIZABETH LINE)
-  LARGE REAR GARDEN WITH 18'6" X 15'9" OUTBUILDING (GYM / OFFICE / PLAYROOM ETC)
-  THE PROPERTY ALSO OFFERS A POTENTIAL BUILDING PLOT TO THE REAR OF THE GARDEN - INFORMATION CAN BE PROVIDED UPON REQUEST
-  BEAUTIFULLY PRESENTED THROUGHOUT HAVING BEEN THE SUBJECT OF COMPLETE RENOVATION BY THE CURRENT OWNERS
-  TWO BATHROOMS
-  CATCHMENT AREA OF BURNHAM GRAMMAR SCHOOL & LYNCH HILL ACADEMY
-  HUGE POTENTIAL TO EXTEND (STPP)

					
x4	x2	x2	x3	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

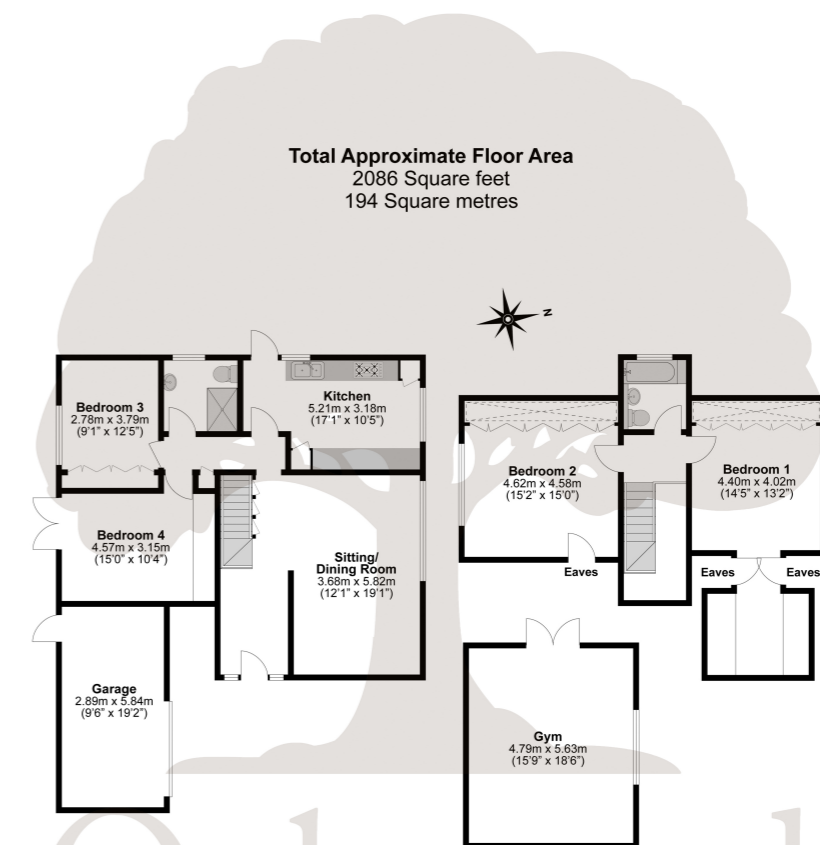
### Location

The fantastic local school catchments make this area popular with families of all ages, schools such as Burnham Grammar School & Lynch Hill Academy are located less than a mile away and easily accessible. All local amenities can be found at the nearby Burnham Village High Street and exceptional transport links are provided via Burnham train station (Elizabeth Line) and M4 & M40 motorway links.

### Council Tax

Band F

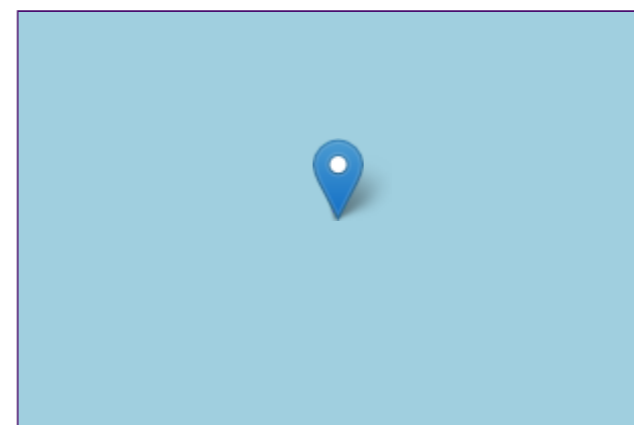
## Floor Plan



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

Oakwood Estates

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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	74
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	