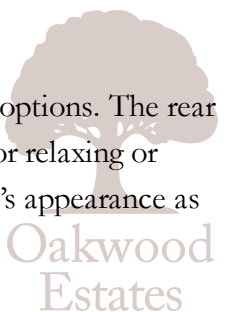













Upon entering the property, you are greeted by stylish hardwood flooring, which flows seamlessly throughout the home, including both reception areas. The spacious kitchen-reception room is a open-plan space, enhanced by French doors that allow you to separate or open up the layout as needed. The kitchen itself is modern and well-equipped, featuring stone work surfaces and a range of floor and eye-level storage units. A suite of integrated appliances includes a five-ring gas hob, double oven with grill, American-style fridge freezer, dishwasher, and Bosch washing machine. The space is naturally bright, thanks to a large Velux-style skylight and a rear-facing window. The main reception room is equally light-filled, benefiting from dual-aspect windows and direct access to the rear patio. It also showcases the same hardwood flooring, adding to the cohesive finish throughout the property.

A bright hallway, lined with side-aspect windows fitted with electric roller blinds, leads to the principal bedroom. This generous double room offers ample integrated storage and a sleek en-suite bathroom complete with rainfall shower, separate bathtub, and a side-aspect window. Bedrooms two and three are both spacious doubles with side-aspect windows, with bedroom two also benefiting from built-in storage. A modern family bathroom serves these rooms and includes a rainfall shower, basin, and WC.

Externally, the property includes ownership of two separate garages, providing excellent storage options. The rear patio is a standout feature, it's generously sized and overlooking communal gardens, ideal for relaxing or entertaining. Recently installed external lighting adds a stylish touch and enhances the property's appearance as evening sets in.



Property Information

-  BUNGALOW
-  2 BEDROOMS
-  QUIET CUL DE SAC LOCATION
-  CATCHMENT AREA FOR BURNHAM GRAMMAR SCHOOL
-  EPC - D
-  3 BEDROOMS
-  1335 SQFT
-  RECENTLY RENOVATED THROUGHOUT
-  COUNCIL TAX BAND - E



x3

Bedrooms




x1

Reception Rooms




x2

Bathrooms



0

Parking Spaces



N

Garden



Y

Garage

Transport Links

Nearest stations:
Burnham (3.4 mi)
Slough (4.0 mi)
Taplow (4.3 mi)
Gerrards Cross (5.2 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. The property is also a short walk away from local bus services offering ease of access to neighbouring towns and amenities.

Location

Located in a sought after area close to Farnham Common, is this outstanding home. The property is set on a large plot and is within a short distance of Burnham Beeches and Burnham Beeches golf course. Farnham Common is around a 5-7min walk away and the property is within catchment for Burnham Grammar School and Beaconsfield High School.

Burnham & Farnham Common offer a good range of shops for day-to-day needs while further more 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.

Local Schools

Some of the local schools include:

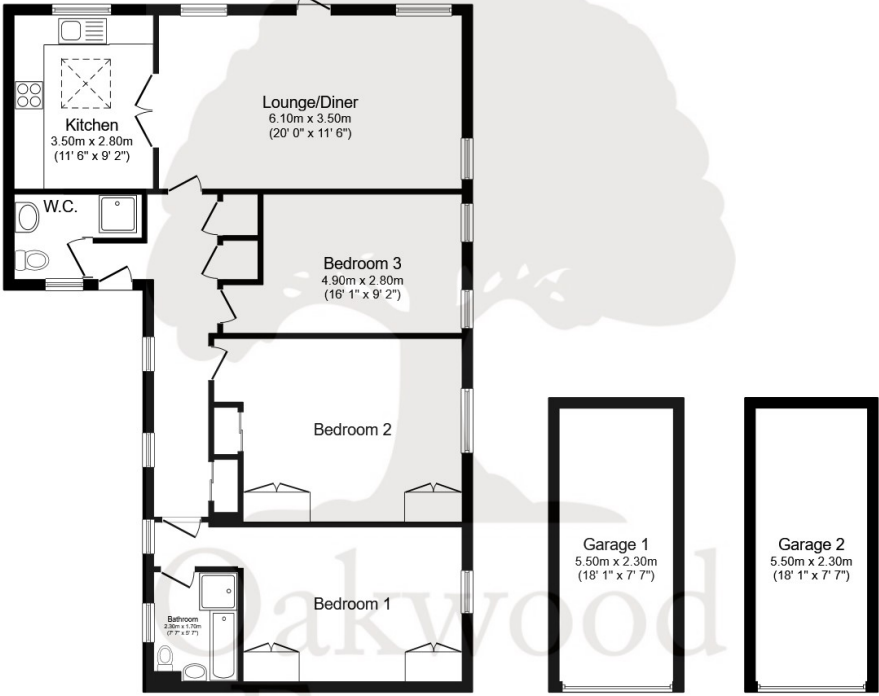
- Burnham Grammar School
- Beaconsfield High School
- Beaconsfield School
- John Hampden Grammar School
- Farnham Common Junior School
- St Mary's Farnham Royal CofE Primary School

We recommend that you check with the local authority or school itself to confirm that you are eligible to send your child to the educational institution of choice.

Council Tax

Band E

Floor Plan



Floor Plan

Floor area 98.0 sq.m. (1,055 sq.ft.)


Ground Floor

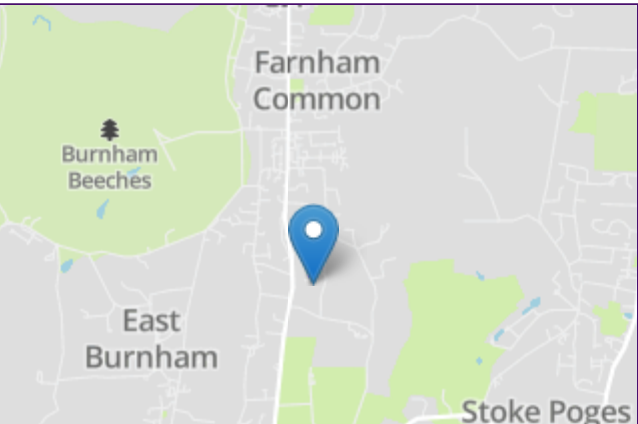
Floor area 25.1 sq.m. (270 sq.ft.)

Total floor area: 123.0 sq.m. (1,324 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](#)

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		81
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC