



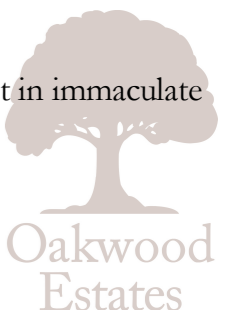
This two double bedroom semi-detached Victorian home is ideally positioned within the Lent Rise School and Burnham Grammar School catchment area and is walkable from Taplow Station (Cross Rail). The property is offered to the market as superbly presented and with an abundance of character features including original fireplaces and sash windows.










The ground floor features two reception rooms with the inclusion of an 11ft living room and a 14ft dining room. There is also a modern refitted kitchen with an adjoining W.C./utility area.

To the first floor there are two double-sized bedrooms and a refitted three piece family bathroom.

Externally there is a 125ft west-facing garden to the rear which is mainly laid to lawn incorporating a timber shed and large patio ideal for summer dining. To the front there is off street parking for one car and gated side access to the garden.

This property is an excellent first time purchase or family home and comes onto the market in immaculate condition.

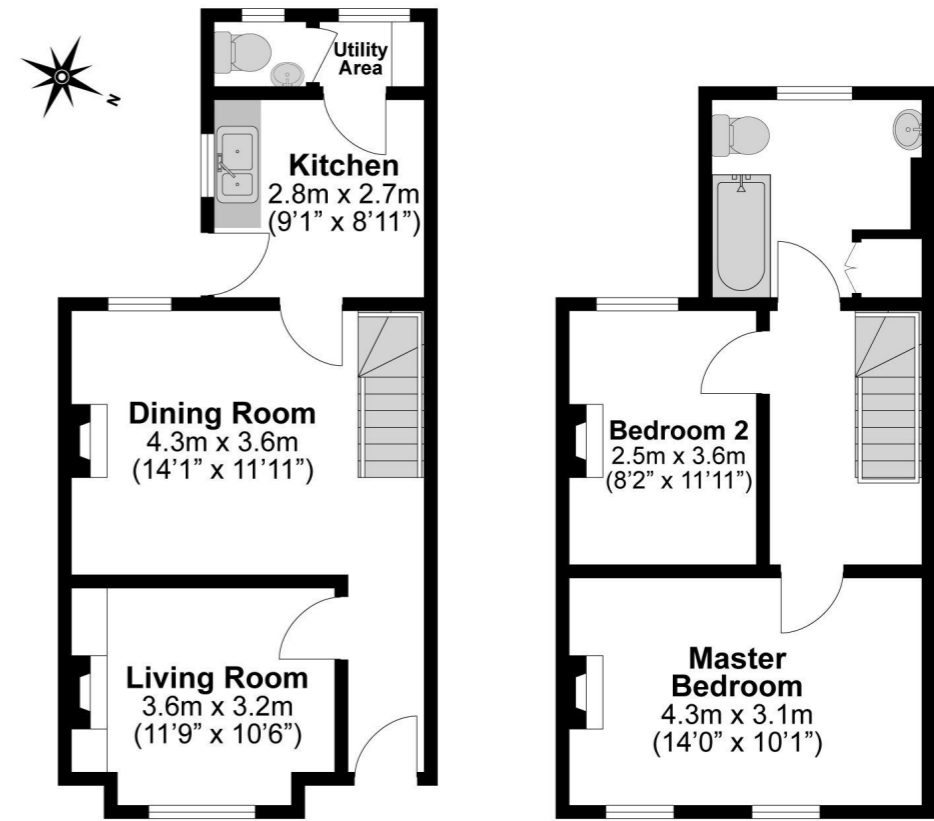


-  TWO DOUBLE BEDROOM SEMI-DETACHED VICTORIAN HOUSE
-  CHARACTER FEATURES
-  2 RECEPTIONS
-  DOWNSTAIRS CLOAKROOM/UTILITY AREA
-  PARKING FOR 1 CAR
-  LENT RISE SCHOOL CATCHMENT
-  SUPERBLY PRESENTED
-  REFITTED KITCHEN AND BATHROOM
-  125FT WEST-FACING GARDEN



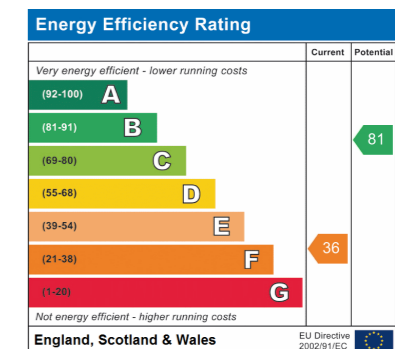
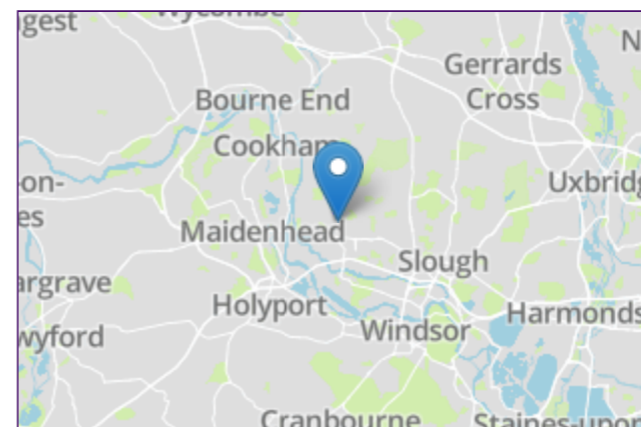
Total Approximate Floor Area
780 Square feet
73 Square metres

					
x2	x2	x1	x1	Y	N
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.



External

There is a 125ft west-facing garden to the rear which is mainly laid to lawn incorporating a timber shed and large patio ideal for summer dining. To the front there is off street parking for one car and gated side access to the garden.

The amazing Bishop Centre with Tesco, Nike, TK Maxx, Evans Cycles, Mountain Warehouse, Costa and Frankie & Benny's is also within walking distance as is Sainsbury's

Transport Links

Nearest Stations:

- Taplow (0.8 miles)
- Burnham (1.2miles)
- Maidenhead (3.3 miles)

Schools

- Primary Schools:
- Lent Rise School
0.2 miles away
 - St Peter's Church of England Primary School
0.9 miles away
 - Our Lady of Peace Catholic Primary and Nursery School
0.7 miles away
- Secondary Schools:
- The E-Act Burnham Park Academy
0.6 miles away
 - Burnham Grammar School
0.9 miles away
 - Beechwood School
2.5 miles away

Council Tax

Band D

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 Taplow, Burnham and Maidenhead. The property is walking distance to country footpath/ routes to Maidenhead and Burnham Beeches.

Location

Burnham offers 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.