

A stunning family home with excellent entertaining space located in the heart of Burnham Village. Accommodation consists of a living room with a real working log burner, an impressive 27'2 x 16' kitchen/diner/family room with bifold doors to rear garden, a ground floor cloakroom.

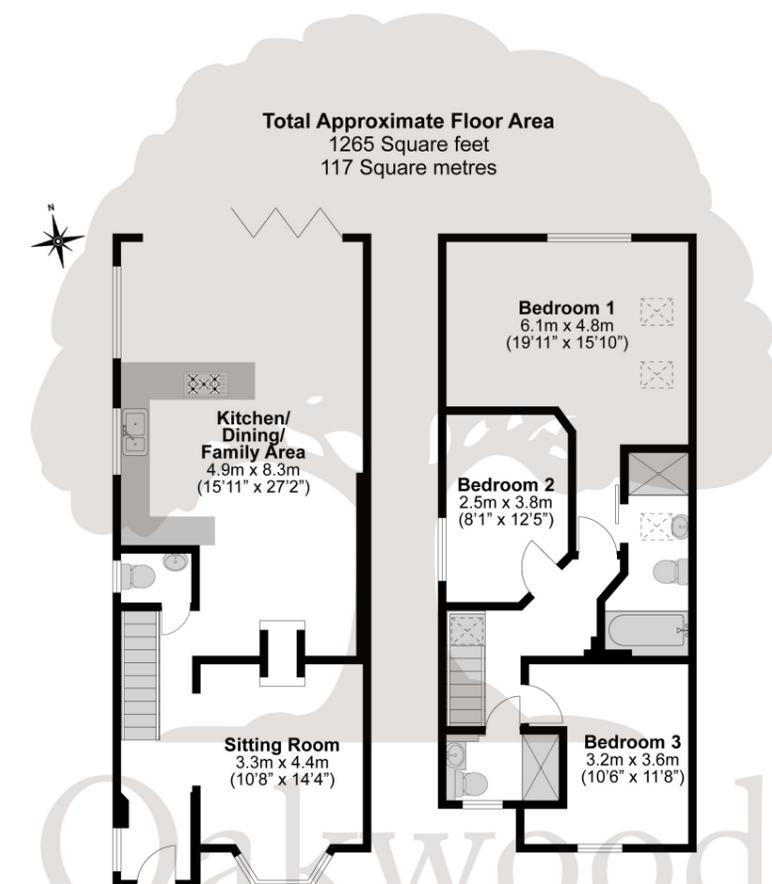
To the first floor there are three double bedrooms boasting an en-suite bathroom to master, a family shower room/WC, a landscaped rear garden and driveway providing parking to the front.

The property is conveniently located within easy reach of Burnham Station (Main Paddington line and Crossrail Station - 20 minutes to London).



-  DETACHED FAMILY HOME
-  CENTRAL VILLAGE LOCATION
-  TWO BATHROOMS
-  LOG BURNER
-  NO ONWARD CHAIN
-  NO CHAIN
-  STUNNING CONDITION THROUGHOUT
-  THREE DOUBLE BEDROOMS
-  27FT X 16FT KITCHEN / FAMILY ROOM
-  UNDER FLOOR HEATING
-  GOOD CATCHMENT FOR SCHOOLS

					
x3	x2	x3	x2	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.

**Location**

The property is conveniently located within easy reach of Burnham Station (Main Paddington line and Crossrail Station - 20 minutes to London) as well as a short drive to Junction 7 of the M4, offering easy access into Central London, Heathrow Airport, Slough, Reading, Maidenhead, High Wycombe and the M25/M40 motorway network. The property is few minutes' walk to local shops/Burnham High Street, offering a range of branded shops, pubs/restaurants, small local businesses and popular coffee houses. Popular schools are within walking distance, including Burnham Grammar, Priory and Our Lady of Peace.

**Educational / Leisure Facilities**

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.

**Council Tax**  
Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			