













A beautiful and well presented one bedroom starter home with parking and outside space.

Internally, this wonderful property offers a large living room with dining area and a separate kitchen. Proceed up the metal and wooden spiral staircase, buyers will find a modern bathroom as well as a large double bedroom with built in storage. To the front there is one off road parking space.

This property is perfect for both first time buyers and investors.



## Property Information

-  FREEHOLD
-  PERFECT STARTER HOME
-  QUIET CUL-DE-SAC LOCATION
-  LARGE DOUBLE BEDROOM
-  SPIRAL STAIRCASE
-  PRIVATE GARDEN
-  ALLOCATED PARKING
-  BUILT IN WARDROBES
-  KITCHEN
-  CLUSTER HOUSE

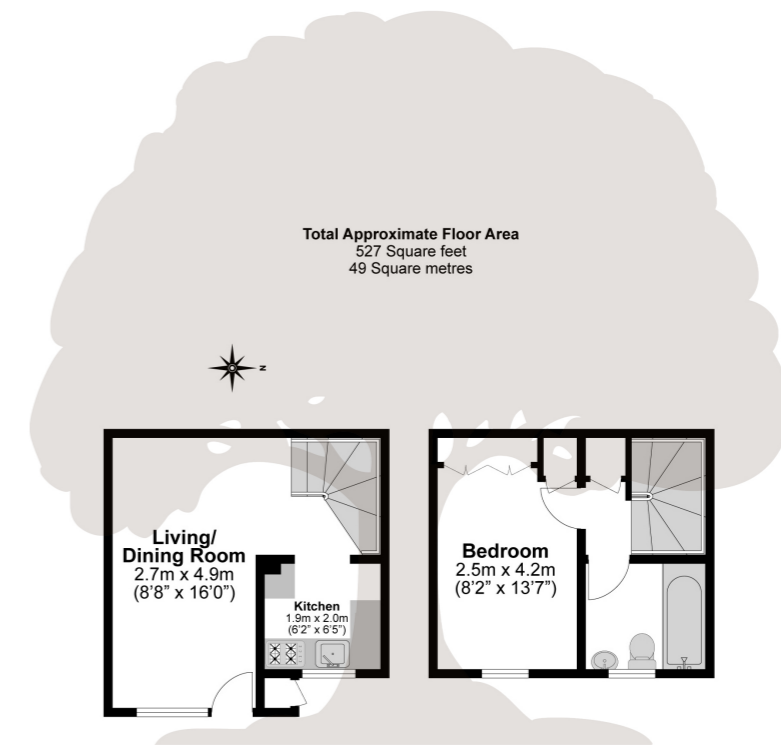
					
x1	x1	x1	x1	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

### 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. British Rail services, are available from Burnham to Paddington, and from Beaconsfield to Marylebone. Crossrail services will operate from Burnham and Taplow.

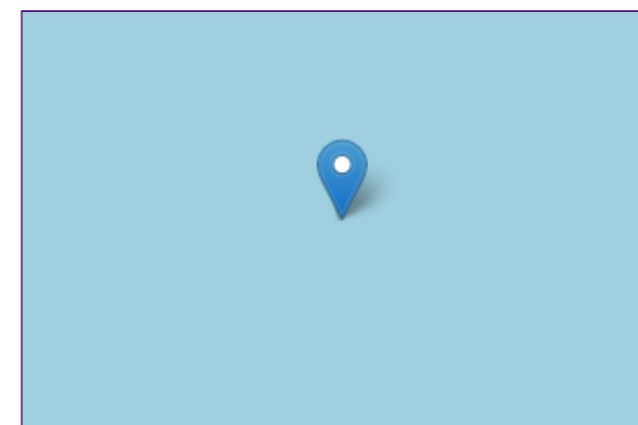
## Floor Plan



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>		<b>90</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>72</b>	
(55-68)	<b>D</b>		
(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