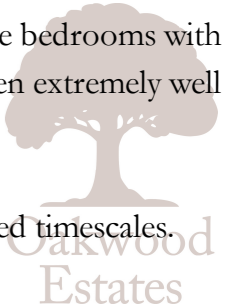


Located in the heart of a popular residential area is this wonderful end of terrace family home. Wentworth Avenue is located perfectly for someone looking to be close to excellent local schools and fantastic transport links, all while having beautiful countryside walks on your doorstep. Schools such as Lynch Hill Academy and Burnham Grammar School being nearby make this area the ideal place to live for families of all ages.






The property itself is accessible via a private gated driveway which provides parking for several vehicles to the front. A lean-to storage area to the side of the property stretches the entire length of the property and provides side access into the rear garden as well as ample storage. A private and enclosed rear garden is also included.





The internal accommodation is spread across two floors. The ground floor of this end of terrace home comprises of a huge 21ft lounge & separate fitted kitchen. The property has had an extension to the rear allowing for a second reception room which is currently used as an additional lounge. There is also a downstairs WC which completes the ground floor. Upstairs is home to both spacious double bedrooms with fitted wardrobes and the stunning newly fitted family bathroom. The entire property has been extremely well maintained and is ready for the next owners to move straight in.

This home is being sold with NO ONWARD CHAIN and is ready to move at your desired timescales.



## Property Information

-  SOLD WITH NO ONWARD CHAIN
-  END OF TERRACE
-  HEAVILY EXTENDED TO THE REAR
-  TWO RECEPTION ROOMS
-  0.5 MILES TO LYNCH HILL ACADEMY

-  FREEHOLD
-  DRIVEWAY PARKING FOR SEVERAL CARS
-  GOOD CONDITION THROUGHOUT
-  DOWNSTAIRS WC

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

### Transport Links

Nearest stations:

Burnham (1.2 miles)  
Taplow (2.4 miles)  
Slough (2.5 miles)

The M4 (jct 7) is approximately 2 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 Burnham and Maidenhead. A direct train into London Waterloo is also available via Windsor & Eton Riverside station.

### Location

Burnham Village offers good local shopping facilities and the larger centres of Beaconsfield, Slough and Maidenhead are within easy reach and offer more extensive facilities. The M40 (junction 2) can be joined at Beaconsfield linking with the M25. The M4 (junction 7 approximately one mile away) also provides access to the M25 and the national road network giving access to London, Heathrow and the west. There is a mainline railway station in Burnham, offering services to Paddington and from Beaconsfield there is a service to Marylebone. Burnham is included within the Crossrail scheme.

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, Jubilee River and Dorney Lake are within easy reach, being less than two miles away.

### Schools

PRIMARY SCHOOLS:

Lynch Hill School Primary Academy  
0.5 miles away State school

Priory School  
1.2 miles away State school

Our Lady of Peace Catholic Primary and Nursery School  
1.3 miles away State school

Claycots School  
0.5 miles away State school

St Peter's Church of England Primary School  
1.6 miles away State school

SECONDARY SCHOOLS:  
Burnham Grammar School  
1.0 miles away State school

Haybrook College  
1.2 miles away State school

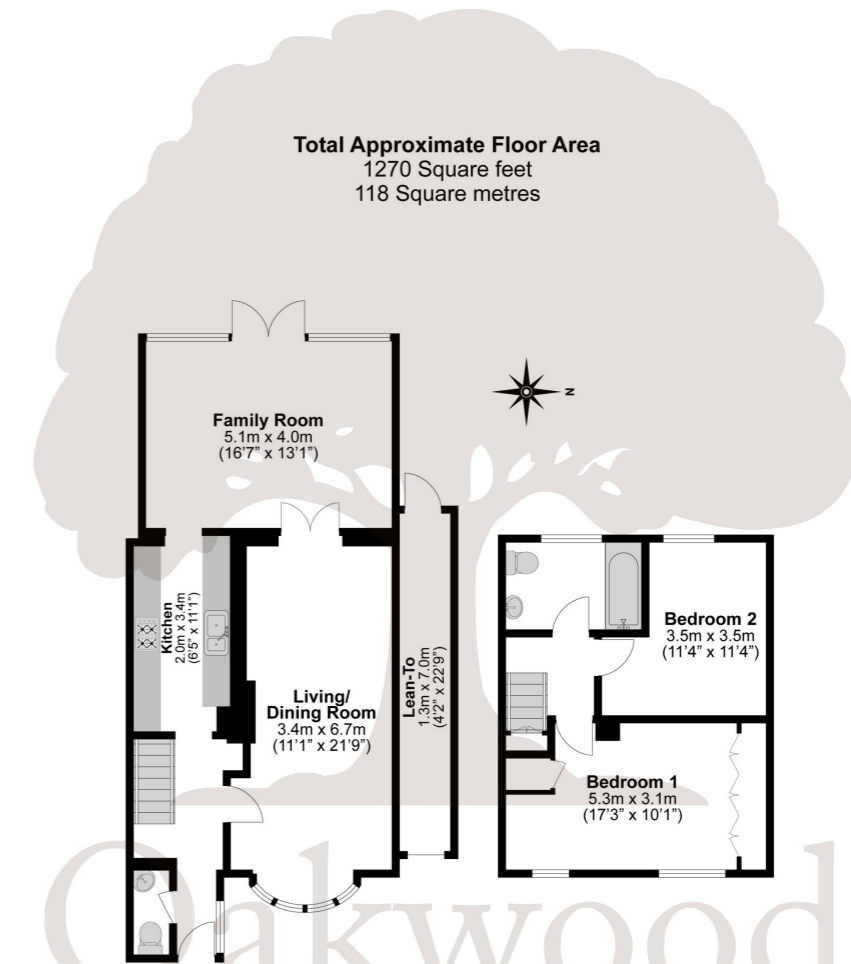
Al-Madani Independent Grammar School  
1.7 miles away Independent school

Beechwood School  
0.4 miles away State school

### Council Tax

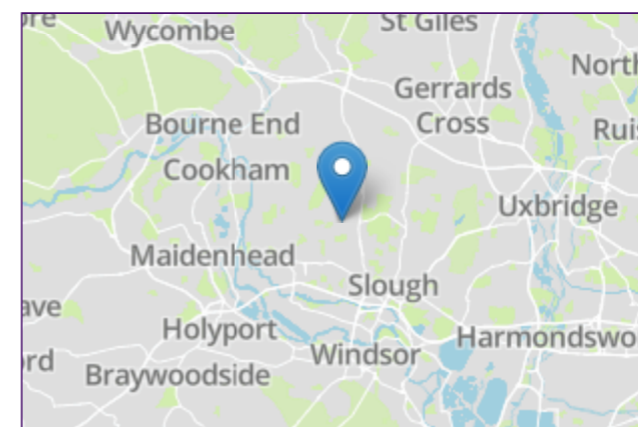
Band C

## Floor Plan



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.



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>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		70	82
England, Scotland & Wales			
EU Directive 2002/91/EC			