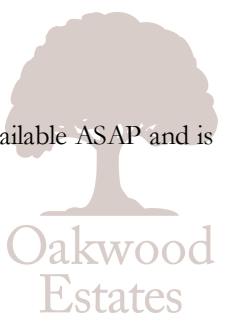


Fantastic opportunity to get on to the property ladder with a ONE BEDROOM GROUND FLOOR FLAT in an excellent location. Littlebrook Avenue has been extremely popular ever since the development was constructed, mainly due to the ideal location. Burnham train station (ELIZABETH LINE) is located only 200 yards from your front door meaning that commuting for work has never been easier. Further excellent transport links exist via M4 junction 7 which is nearby.

Burnham Grammar School and Burnham Village High Street are both within easy walking distance and provide access to excellent local schools and all your local amenities.








The flat itself is a perfect FIRST TIME PURCHASE and offers ONE large double bedroom, ample storage space, modern bathroom and open plan living/kitchen/dining area which is very welcoming due to the ample natural light that floods the room. The current owner has maintained the property to a high order and is ready for the next buyer to move straight in.

The property also includes TWO parking spaces with parking directly outside the building. This property is available ASAP and is sold with NO ONWARD CHAIN.



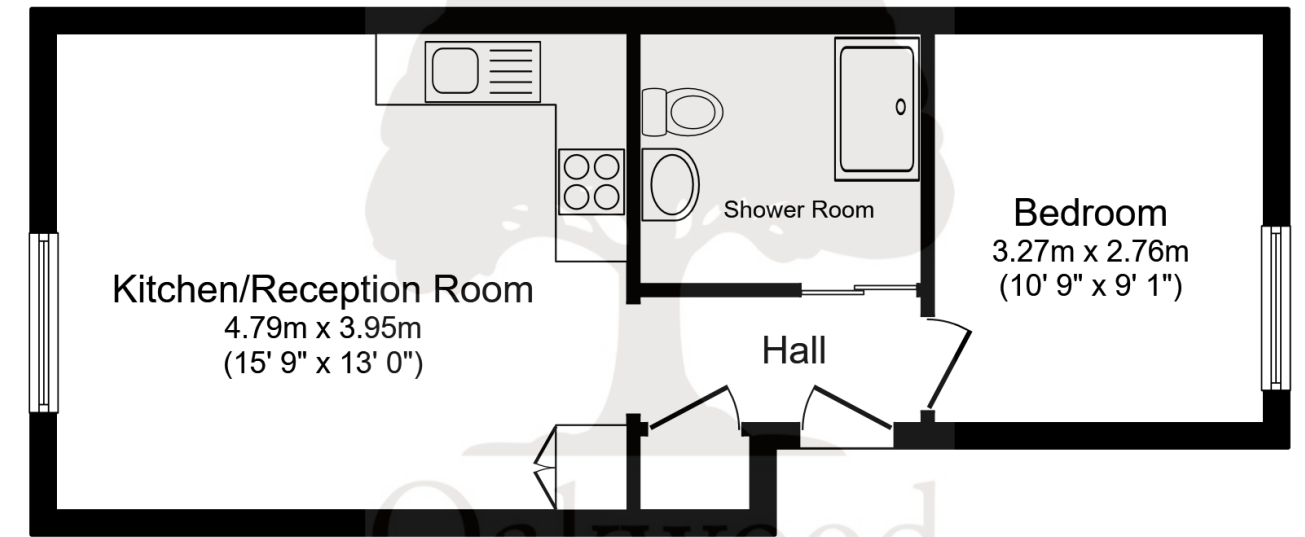


## Property Information

-  ONE BEDROOM
-  TRANSPORT LINKS INTO LONDON
-  2 ALLOCATED PARKING SPACES
-  PERFECT FIRST TIME BUY
-  MODERN & SPACIOUS
-  WALKING DISTANCE FROM CROSSRAIL (ELIZABETH LINE)
-  HIGHLY SOUGHT AFTER LOCATION
-  NO ONWARD CHAIN

					
x1	x1	x1	x2	N	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Floor Plan



**Floor Plan**  
Floor area 36.5 sq.m. (393 sq.ft.)

Total floor area: 36.5 sq.m. (393 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.



### Transport Links

Nearest Stations:

Burnham (0.2 miles)

Taplow (1.6 miles)

Slough (2.4 miles)

0.7 miles away

Cippenham School

0.8 miles away

Secondary Schools:

Haybrook College

0.4 miles away

Burnham Grammar School

0.8 miles away

### Council Tax

Band B

### Schools

Primary Schools:

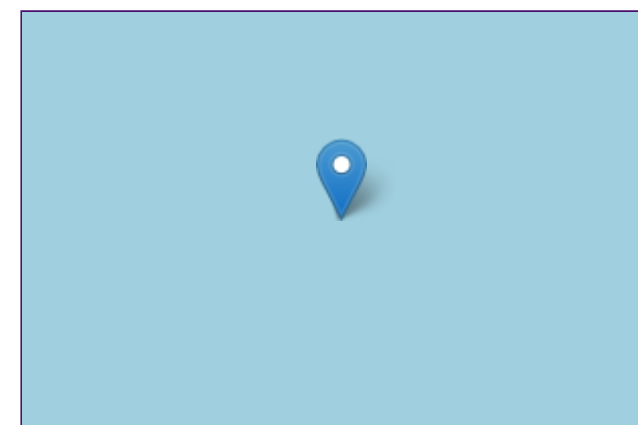
Priory School

0.4 miles away

Our Lady of Peace Catholic Primary and Nursery School

0.8 miles away

Lynch Hill School Primary Academy



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92+)	A		
(81-91)	B	81	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
<b>England, Scotland &amp; Wales</b>		<small>EU Directive 2002/91/EC</small>	