

Norelands Drive is a quiet residential cul de sac located a short walk from the charming Burnham Village High Street, where you can find all your local amenities as well as a selection of restaurants, cafes and shops. The location is perfect for families of all ages due to the close proximity of a number of highly rated primary schools, Burnham Grammar School is only 0.7 miles away.

This lovely end of terrace property has been made into a warm and welcoming family home by the current owners and has been maintained up to a high standard throughout. The home consists of THREE good sized bedrooms and the modern family bathroom upstairs. The ground floor comprises of a spacious sitting room, dining room and separate kitchen.

Large patio doors in the dining area allow the room to be flooded with natural light while also opening up into the private rear garden. The private garden has a decking space which is ideal for those summer BBQ's as well as space to sit and relax. This home also comes with a garage plus the potential to create driveway parking at the front.

This property is the perfect first time purchase and ideal family home.

Property Information

- FREEHOLD
- PRIVATE REAR GARDEN
- POTENTIAL FOR DRIVEWAY PARKING
- 0.7 MILES TO BURNHAM GRAMMAR SCHOOL

- THREE BEDROOMS
- GARAGE
- PERFECT FIRST TIME BUY
- CLOSE TO BURNHAM VILLAGE HIGH STREET

x3	x1	x1	x1	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Transport Links

NEAREST STATIONS:

Burnham (1.3 miles)

Taplow (1.8 miles)

Maidenhead (3.4 miles)

The M4 (jct 7) is approximately 1 mile 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 line to London Waterloo is available from Windsor & Eton Riverside Station.

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. Leisure pursuits include golf at Burnham Beeches 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.

Schools in this area include PRIMARY SCHOOLS: St Peter's Church of England Primary School, Priory School, Our Lady of Peace Catholic Primary and Nursery School and Lent Rise School.

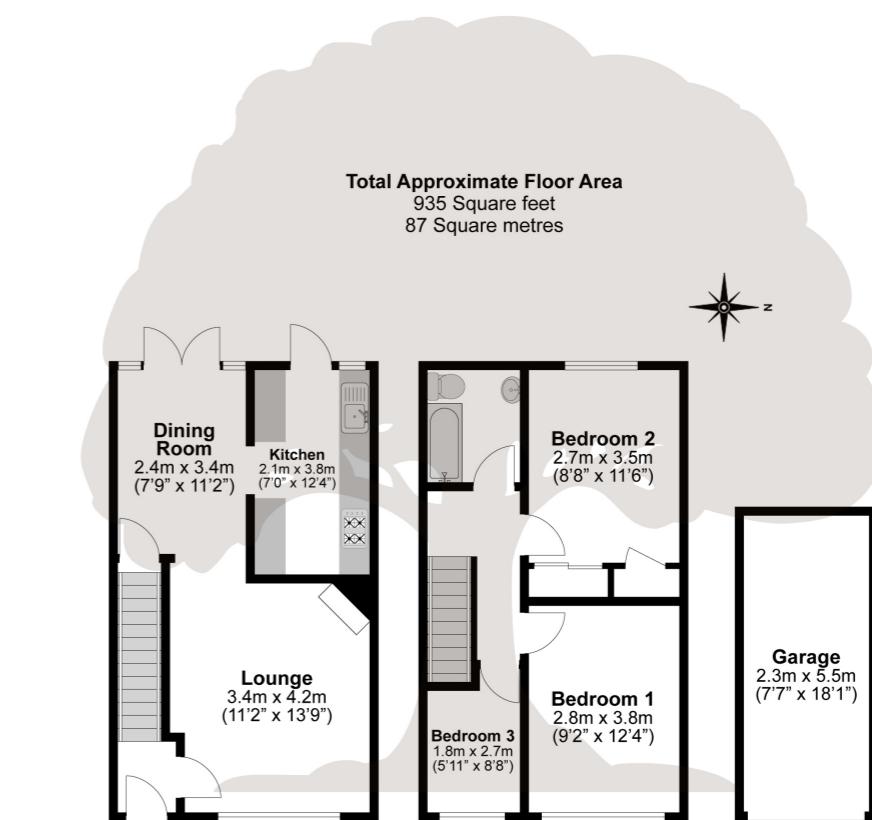
SECONDARY SCHOOLS: Burnham Grammar

Burnham and Taplow British Rail Stations are served by Crossrail. 'The Elizabeth Line' travels through London connecting Reading in the west and to Shenfield in the east meaning the heart of the West End (Bond Street) is just 38 minutes away. There are excellent road links providing easy access to the M4 and M25.

Council Tax

Band D

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 Govview.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+)	A		88
(81-91)	B		65
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			