



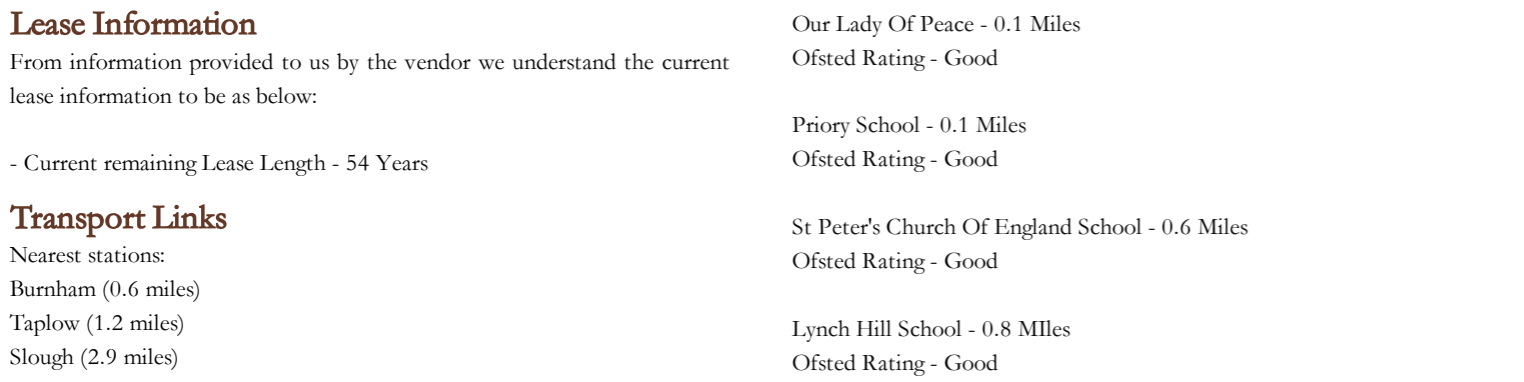
Thirlmere Avenue is a popular residential area located around half a mile away from Burnham train station (Elizabeth Line). The immediate area provides access to all local amenities as well as a range of shops and restaurants via the nearby Burnham High Street. There are several good local schools on your doorstep and the highly sought after Burnham Grammar School is just 300 yards away.

The home itself is the ideal first time purchase or investment buy. The property comprises of TWO good sizes double bedrooms, a spacious lounge and separate kitchen. A family bathroom is also included. The property is in need of some modernisation.

The ground floor home also includes a private rear garden which is mainly laid to lawn and driveway parking to the front. This home is being sold with NO ONWARD CHAIN and is ready to move to your desired timescales.



- 🌳 SOLD WITH NO ONWARD CHAIN
- 🌳 PRIVATE REAR GARDEN
- 🌳 GROUND FLOOR MAISONETTE
- 🌳 IN NEED OF SOME MODERNISATION
- 🌳 0.3 MILES TO BURNHAM GRAMMAR SCHOOL
- 🌳 CURRENT LEASE LENGTH - 54 YEARS
- 🌳 DRIVEWAY PARKING
- 🌳 TWO DOUBLE BEDROOMS
- 🌳 0.6 MILES TO BURNHAM TRAIN STATION (ELIZABETH LINE)



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 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.

PRIMARY SCHOOLS

SECONDARY SCHOOLS

Burnham Grammar School - 0.3 Miles
Ofsted Rating - Good

Haybrook College - 0.4 Miles
Ofsted Rating - Good

Al Madani Independent Grammar School - 0.5 Miles
Ofsted Rating - Good

Band C

Total Approximate Floor Area
775 Square feet
72 Square metres

Kitchen
2.8m x 2.9m
(9'2" x 9'5")

Bedroom 1
3.7m x 3.9m
(12'1" x 12'8")

Bedroom 2
3.5m x 3.2m
(11'5" x 10'5")

Living Room
3.5m x 4.1m
(11'5" x 13'5")

Store
1.6m x 3.5m
(5'2" x 11'5")

**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.

