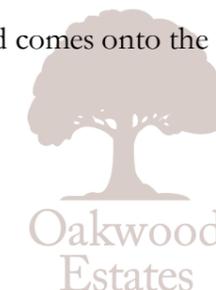


This three double bedroom detached bungalow is located on a sought after cul-de-sac within 0.2 miles of Burnham Train Station (Cross Rail) and nearby to local convenience stores including Tesco Express. The property is nicely tucked away at the end of the road and set on a large plot offering potential to extend onto the rear (stp).

The bungalow, which has been recently renovated throughout, includes a 14ft living room, a 10ft granite fitted kitchen, a 17ft conservatory/lean-to, two bathrooms, three double bedrooms and two bonus rooms (to the first floor) which could be adapted for use as a home office or playroom.

Externally, the rear garden is generous and mainly laid to lawn with hedgerows to the side and rear. The garden incorporates the 31ft triple garage. To the front of the property there is off street parking for four cars.

This property is an excellent family purchase due to its quiet and convenient location and comes onto the market as superbly presented.



Property Information

-  THREE DOUBLE BEDROOM DETACHED BUNGALOW
-  RECENTLY RENOVATED
-  10FT GRANITE KITCHEN
-  2 BATHROOMS
-  31FT TRIPLE GARAGE
-  SOUGHT AFTER CUL-DE-SAC WITHIN SHORT WALK OF BURNHAM RAIL STATION (CROSSRAIL)
-  POTENTIAL TO EXTEND ONTO REAR (STP)
-  14FT LIVING ROOM
-  BONUS/LOFT ROOMS
-  GENEROUS GARDEN

					
x3	x1	x2	x4	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

External

The rear garden is generous and mainly laid to lawn with hedgerows to the side and rear. The garden incorporates the 31ft triple garage. To the front of the property there is off street parking for four cars.

Transport Links

Nearest stations:
 Burnham (0.1 mi)
 Taplow (1.4 mi)
 Slough (2.6 mi)

The M40 (junction 2) can be joined at Beaconsfield linking with the M25. The M4 (junction 7 approximately two miles 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.

Schools

PRIMARY SCHOOLS:

Priory School
 0.3 miles away State school

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

Cippenham Primary School
 0.4 miles away State school

SECONDARY SCHOOLS:

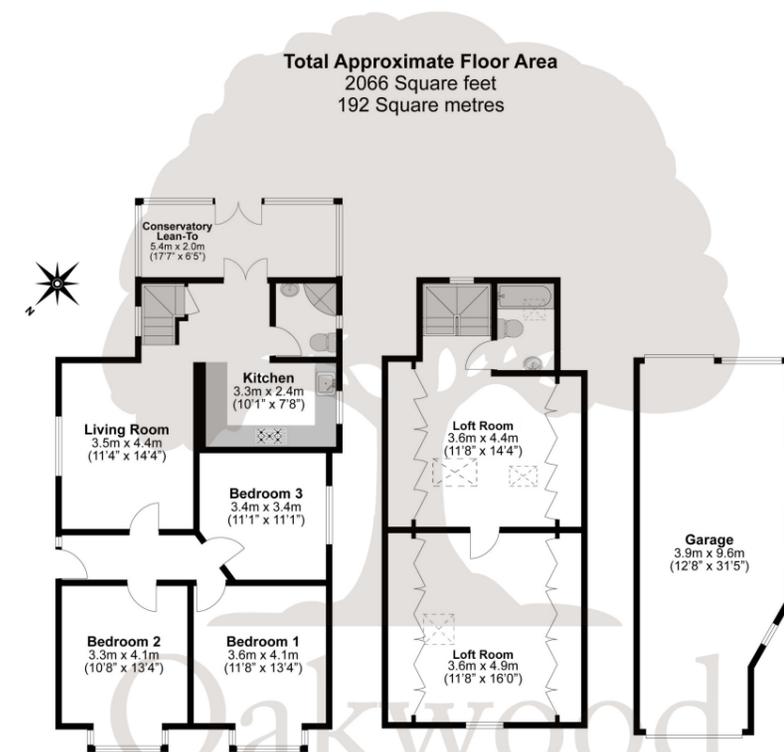
Haybrook College
 0.2 miles away State school

Burnham Grammar School
 0.6 miles away State school

Council Tax

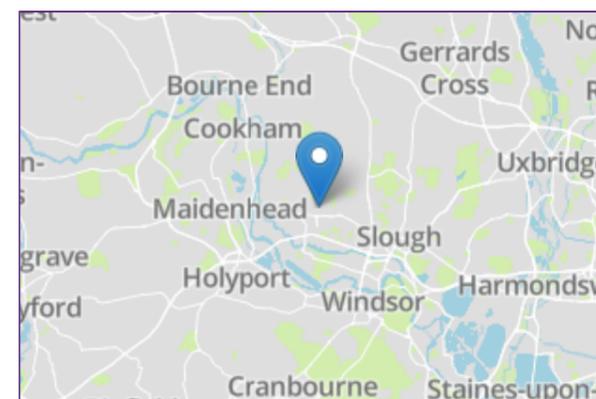
Band D

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+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			