

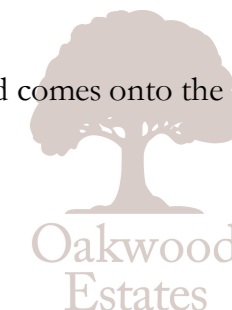


This extended four bedroom detached bungalow is located on a sought after cul-de-sac within 0.2 miles of Burnham Train Station (Queen Elizabeth Line) and the ever popular Burnham Grammar School, in addition to local convenience stores including Tesco Express. The property is set on a generous plot offering potential to extend into the loft (stp).











The layout features a 22ft open plan kitchen/living area with French doors onto the rear garden, an adjoining utility room and cloakroom, a four piece family bathroom and four well-sized bedrooms.

To the rear of the property is a large garden, which measures to approximately 85ft has an initial patio area leading to an upper section with artificial grass. In the garden there is access to an office/gym and outside kitchen whilst to the rear of the garden is a large entertainment room with wc. At the front of the property there is a gated driveway with parking for three cars as well as access to the 29ft garage located to the side of the property.

This property is an excellent family purchase due to its quiet and convenient location and comes onto the market with no onward chain allowing for the possibility of a quick sale.

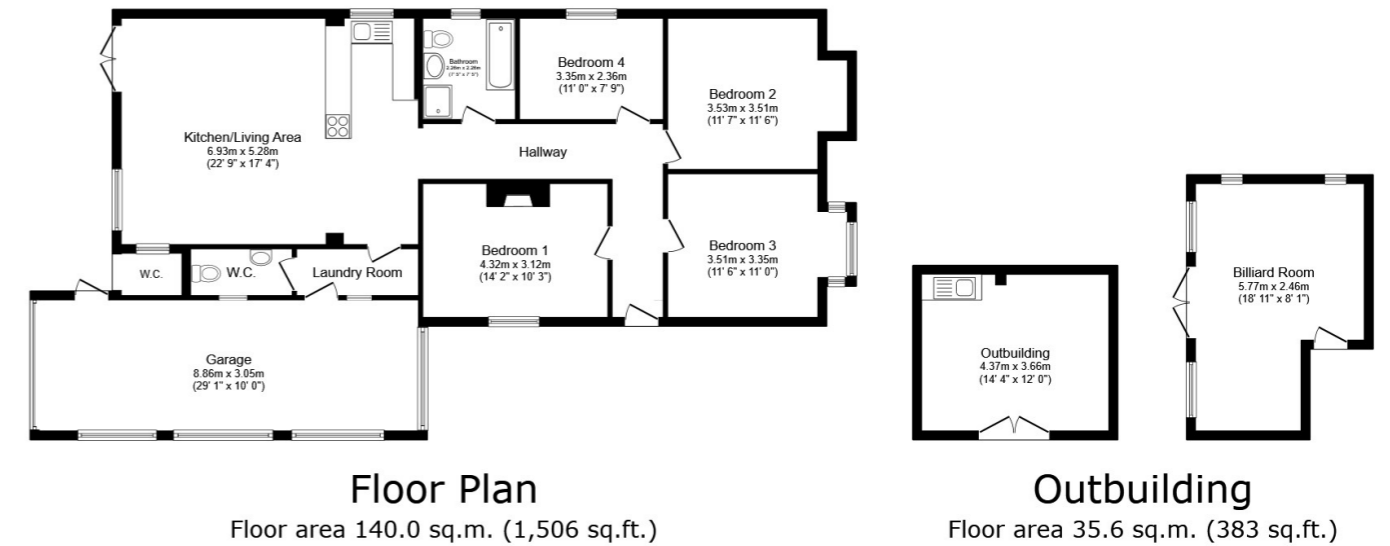


## Property Information

-  EXTENDED FOUR BEDROOM DETACHED BUNGALOW
-  QUIET CUL-DE-SAC LOCATION NEARBY TO BURNHAM RAIL STATION (CROSS RAIL)
-  FOUR PIECE BATHROOM
-  LANDSCAPED REAR GARDEN
-  29FT GARAGE
-  POTENTIAL TO EXTEND INTO LOFT (STP)
-  22FT OPEN PLAN KITCHEN/LIVING AREA
-  UTILITY ROOM & W.C
-  18FT GAMES ROOM
-  NO CHAIN

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

## Floor Plan



**TOTAL: 175.6 sq.m. (1,890 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.



Oakwood  
Estates

### External

To the rear of the property is a large garden, which has been landscaped and measures to approximately 85ft - it has an initial patio area leading to an upper section with artificial grass. In the garden there is access to an office/gym and outside kitchen whilst to the rear of the garden is a large entertainment room with wc. At the front of the property there is a gated driveway with parking for three cars as well as access to the 29ft garage located to the side of the property.

### Transport Links

Nearest stations:

Burnham (0.2 mi)

Taplow (1.4 mi)

Slough (2.6 mi)

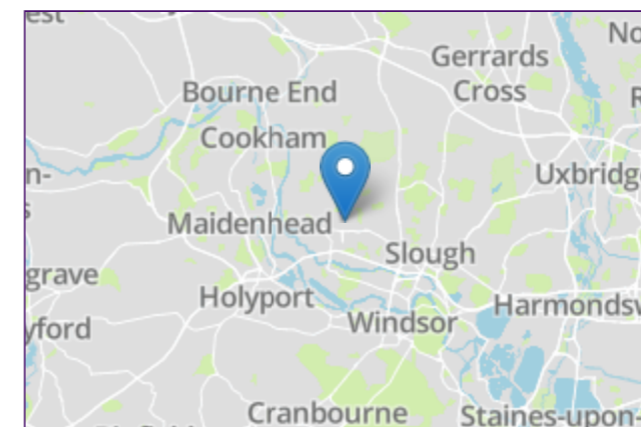
The M40 (junction 2) can be joined at Beaconsfield linking with the M25. The M4 (junction 7 approximately two miles away) also provides access to the M25 and the national road network giving access to London, Heathrow and the west. There is a mainline railway station in Burnham, offering services to Paddington and from Beaconsfield there is a service to Marylebone. Burnham is included within the Crossrail scheme.

### Educaion/Leisure

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.

### Council Tax

Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
<small>EU Directive 2002/91/EC</small>			