

This two double bedroom ground floor maisonette is situated on a popular residential road within a short walk of Burnham High Street and Train Station (Elizabeth Line) and is offered to the market as superbly presented.

The layout includes two large bedrooms, a 12ft living/dining room with access onto the rear garden, a refitted kitchen (2018) and a refitted three piece bathroom (2018). There is also an entrance hall and porch.

Externally, the rear garden has been landscaped and is mainly laid to lawn boasting side access, providing a lovely outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, the convenience of driveway parking for two vehicles is a significant advantage in this area.

The property is positioned nearby to a range of excellent schools including Burnham Grammar School and is an excellent first time purchase and/or investment due to its splendid condition and convenient location.

Property Information

-  TWO DOUBLE BEDROOM GROUND FLOOR MAISONETTE
-  12FT LIVING/DINING ROOM
-  REFITTED BATHROOM (2018)
-  LANDSCAPED REAR GARDEN
-  90 YEAR LEASE
-  SUPERBLY PRESENTED
-  REFITTED KITCHEN (2018)
-  GAS CENTRAL HEATING
-  PARKING FOR 2 CARS
-  WALK TO BURNHAM TRAIN STATION (ELIZABETH LINE)

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

Lease Information

Length of Lease - 90 Years

Ground Rent - £25 per annum

Service Charge - £739 per annum

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.

Transport Links

Nearest stations:

Burnham (0.5 miles)

Taplow (1.2 miles)

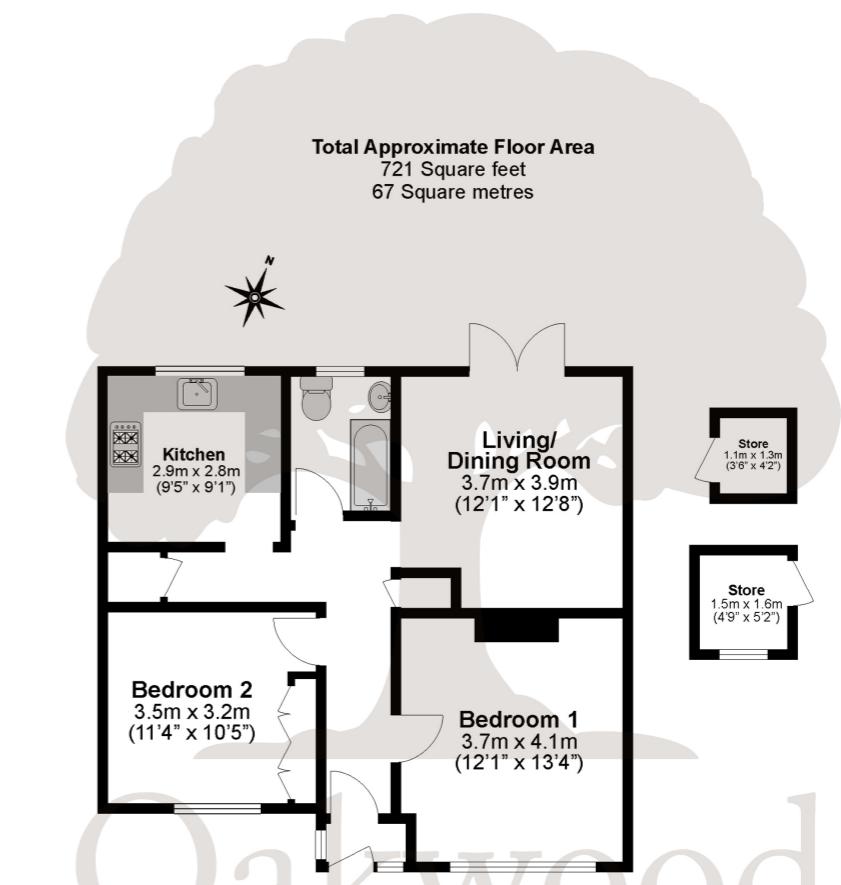
Slough (2.9 miles)

Less than five minutes drive from the property is junction 7 of the M4 motorway, which provides fast and easy access to Central London, Heathrow Airport and the M25 and M40 motorway network.

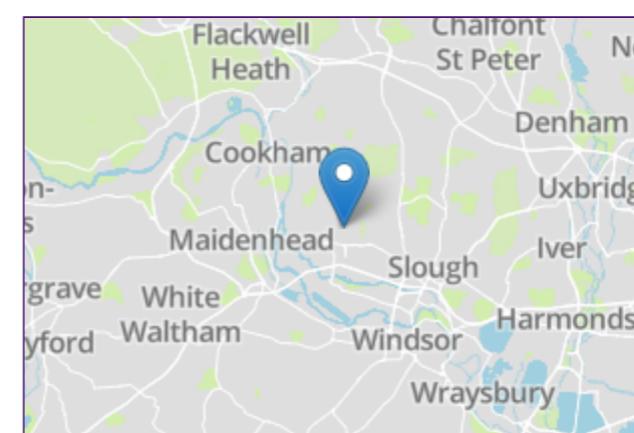
Council Tax

Band C

Floor Plan



Illustrations are for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(69-80)	C	78
(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		