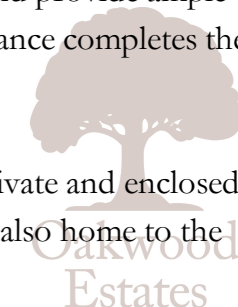


Crosthwaite Way is a highly sought after residential area located a stone's throw from Burnham train station (Elizabeth Line) and Burnham Grammar School. The area is very popular with families of all sizes due to the excellent school catchments, proximity to all local amenities and superb public transport links as well as easy access to M4 junction 7.











The property itself has been heavily extended to the rear which allows ample space for your family to grow over the years. Private gates stand at the entrance to the plot, once you make your way through the gates you are greeted by driveway parking for several cars.

This deceptively large family home offers FIVE double bedrooms with en suite shower rooms to both the master and second bedrooms. The extension to the side of the home has allowed the original kitchen to be improved into a modern kitchen & dining area. Both reception rooms and the master bedroom can be found in the extension to the rear. The two reception rooms boast an impressive 21ft EACH and provide ample space for both entertaining and those cosy family nights in. A utility area by the front entrance completes the internal of this home.

Patio doors from both reception rooms and the master bedroom allow access into the private and enclosed rear garden. The exceptionally wide plot is perfect for the entire family to enjoy and it is also home to the impressive outbuilding/garage.



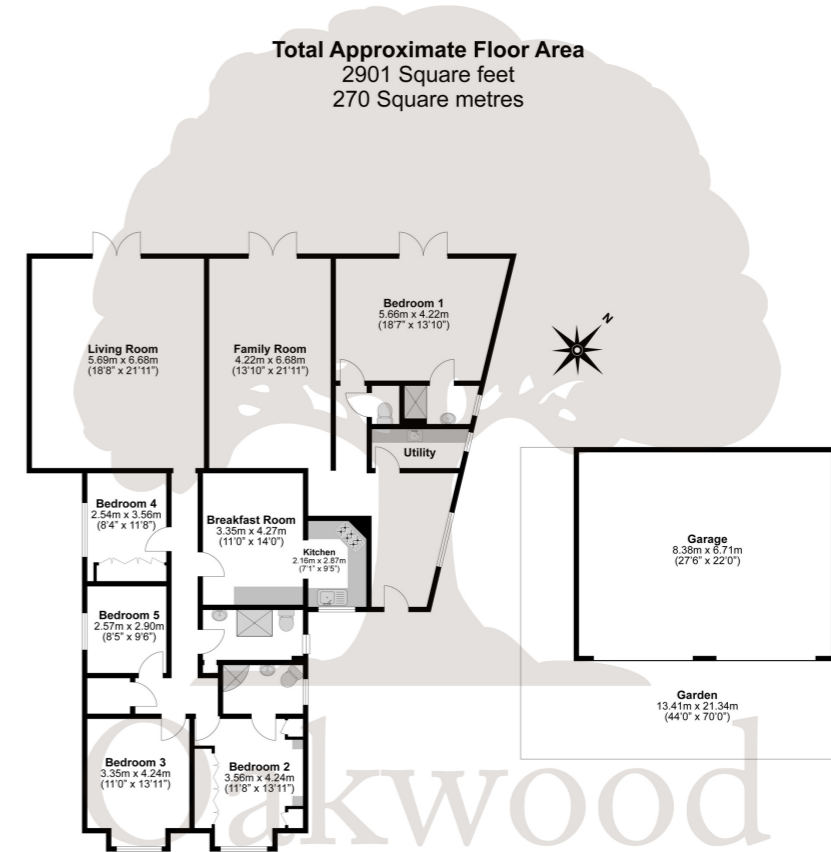
Property Information

-  FIVE BEDROOMS
-  HEAVILY EXTENDED
-  PRIVATE GATED DRIVEWAY FOR 5+ CARS
-  LARGE REAR GARDEN
-  EV CHARGE POINT
-  DETACHED BUNGALOW
-  0.3 MILES TO BURNHAM STATION (ELIZABETH LINE)
-  GOOD CONDITION THROUGHOUT
-  THREE BATHROOMS
-  DOUBLE GARAGE

					
x5	x2	x3	x5	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

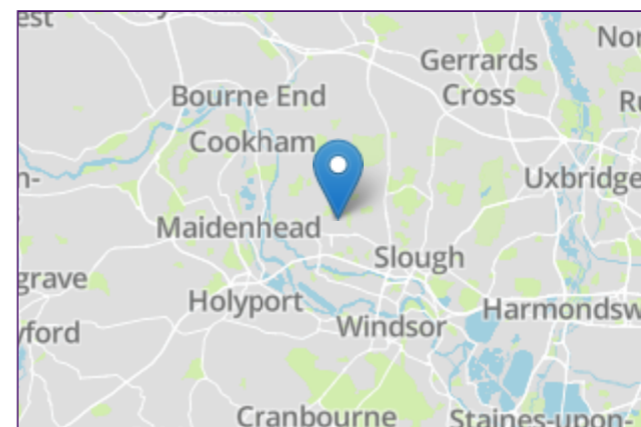
Council Tax
Band E

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		
(69-80)	C		
(55-68)	D	61	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	