










This extended three/four bedroom semi-detached family home is situated within 1 mile of Burnham Train Station & The Lent Rise School. The property is offered to the market as superbly presented having been recently renovated to a high specification throughout. The ground floor features a stunning 17ft refitted kitchen/dining room, space for a Range cooker and range of white goods, and access onto the rear garden. There is also a 14ft bay fronted living room with functional log burner, a 16ft Family room, an office, garage, a downstairs cloakroom and large entrance hall. To the first floor there are three bedrooms, the master and second bedrooms benefiting from fitted wardrobes and a refitted three piece family bathroom. The landing provides access to the loft which has potential to be converted (STP). Externally the private rear garden has been landscaped and includes a large newly laid patio area ideal for summer dining, but is mainly laid to lawn with a further hard-standing area to the rear with space for table and chairs making an ideal place for relaxing, there is also an 11ft outbuilding with insulation and electric. To the front there is a gravel driveway with parking for up to four cars. The house comes onto the market as immaculately presented and is an excellent family purchase due to its convenient location and splendid condition.

Property Information

-  THREE/ FOUR BEDROOM SEMI-DETACHED FAMILY HOME
-  17FT KITCHEN / DINER
-  14FT BAY FRONTED LIVING ROOM
-  RECENTLY RENOVATED THROUGHOUT TO A HIGH STANDARD
-  11FT OUTBUILDING
-  PARKING FOR 4 CARS
-  16FT FAMILY ROOM
-  HIGHLY SOUGHT AFTER LOCATION
-  OFFICE/STUDY
-  CCTV AND ALARM SYSTEMS

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

External

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Transport Links

Nearest Stations:

- Taplow (1.4 Miles)
- Burnham (1 Mile)
- Maidenhead (3.9 Miles)

All of these train lines are soon to serve as Crossrail which will take trains into Bond Street within 34 Minutes.

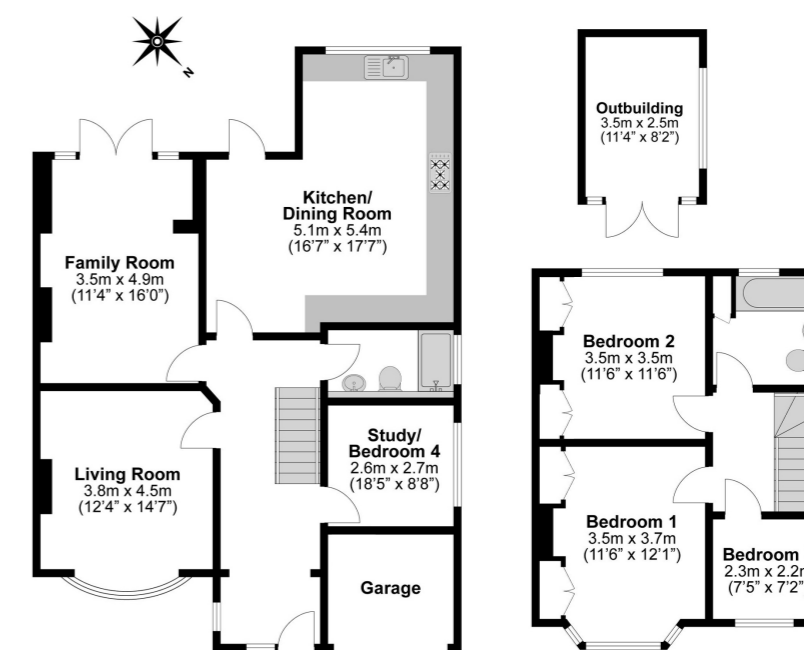
The M4 (jct 7) is approximately 1.5 Miles distant, as is the M40 (Jct 2) and these in turn provide access to the M25, M3 and Heathrow Airport.

Location

Burnham Village offers good local shopping facilities and the larger centres of Windsor, Maidenhead, Beaconsfield and High Wycombe 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.

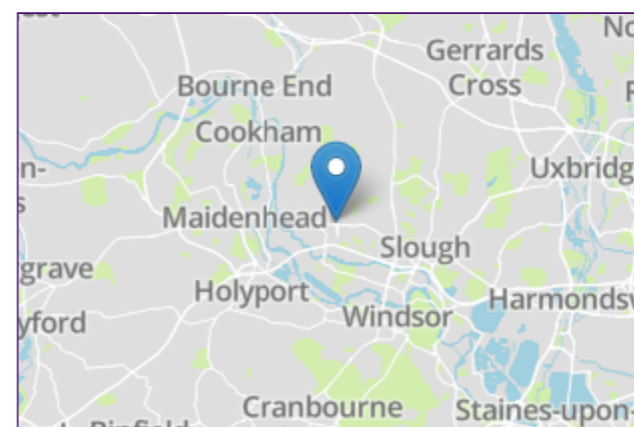
Floor Plan

Total Approximate Floor Area
1657 Square feet
154 Square metres



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	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			