

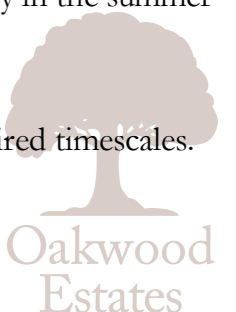


This ideal FIRST TIME PURCHASE is situated within a popular residential area located a short walk away from Burnham train station (Elizabeth Line). The immediate area is perfect for young families and commuters alike and benefits from some excellent local schools. Lynch Hill Academy and Burnham Grammar School are just two of the fantastic schools located under 1 mile away.

The property itself is completely FREEHOLD, it has been well maintained and is ready for the next owner to move straight in. The home comprises of a spacious lounge/dining room and a modern kitchen on the ground floor. Upstairs there are THREE good size bedrooms and the family bathroom. One of the main double bedrooms benefits from an en suite WC.

This home has ample parking in the form of a large private driveway and an integral garage. Access to the garage is by the up and over door as well as an internal door from the main entrance hall of the house. To the rear there is a private and enclosed rear garden which is perfect for the entire family to enjoy in the summer months.

This property is being sold with NO ONWARD CHAIN and is ready to move at your desired timescales.

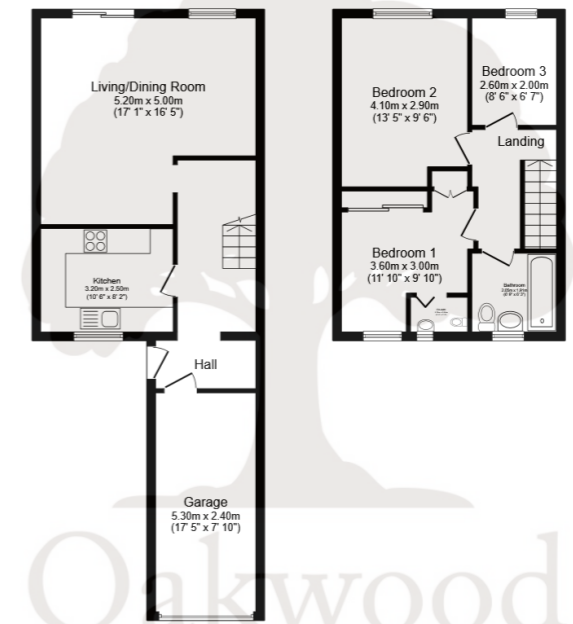


Property Information

-  FREEHOLD FAMILY HOME
-  BATHROOM PLUS ADDITIONAL WC
-  PRIVATE REAR GARDEN
-  WALKING DISTANCE TO BURNHAM TRAIN STATION (ELIZABETH LINE)
-  GARAGE & DRIVEWAY PARKING
-  NO ONWARD CHAIN
-  GOOD CONDITION THROUGHOUT
-  LYNCH HILL ACADEMY CATCHMENT

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

Floor Plan



Ground Floor Floor area 55.9 m² (602 sq.ft.)
First Floor Floor area 39.5 m² (425 sq.ft.)

TOTAL: 95.4 m² (1,027 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.



Transport Links

Nearest stations:

- Burnham (0.7 miles)
- Taplow (2.2 miles)
- Slough (2.9 miles)

The M4 (jct 7) is approximately 3 miles distant, as is the M40 (jct 2) and these in turn provide access to the M25, M3 and Heathrow Airport. British Rail connections to Paddington are available from Burnham and Maidenhead. A direct trainline to London Waterloo is available from nearby Windsor & Eton Riverside station.

Location

Burnham offers a good range of shops for day-to-day needs while further more shopping facilities can be found in nearby Maidenhead, Windsor and Beaconsfield. An abundance of sporting facilities in the area including Cliveden Reach which is regarded as one of the most beautiful stretches of the River Thames for boating and fishing. In addition to Nashdom's own parkland there are many attractive walks in the grounds of Cliveden and at Burnham Beeches.

Schools

PRIMARY SCHOOLS:
 Lynch Hill School Primary Academy
 0.4 miles away State school

Priory School
 0.9 miles away State school

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

Claycots School
 0.9 miles away State school

St Peter's Church of England Primary School
 1.4 miles away State school

SECONDARY SCHOOLS:
 Burnham Grammar School
 0.9 miles away State school

Haybrook College
 1.0 miles away State school

Al-Madani Independent Grammar School
 0.8 miles away Independent school

Beechwood School
 1.2 miles away State school

Council Tax
 Band C

