



This two double bedroom semi-detached house is quietly situated within a short walk of Burnham Rail Station (Queen Elizabeth line) and is next to the Haymill Valley nature reserve.

The ground floor features a 13ft sitting room, a 13ft fitted kitchen and a downstairs cloakroom.

To the first floor there are two double-sized bedrooms and a refitted shower room.


Externally the rear garden is low maintenance and mainly laid to lawn whilst there is off street parking for two cars in the front in addition to visitor spaces and a 16ft garage.

This property is an excellent first time purchase or investment offered to the market as chain free.

The location offers a great choice of local schools, in particular Burnham Grammar whilst Burnham village High Street offers a wide range of shops and local amenities.



## Property Information

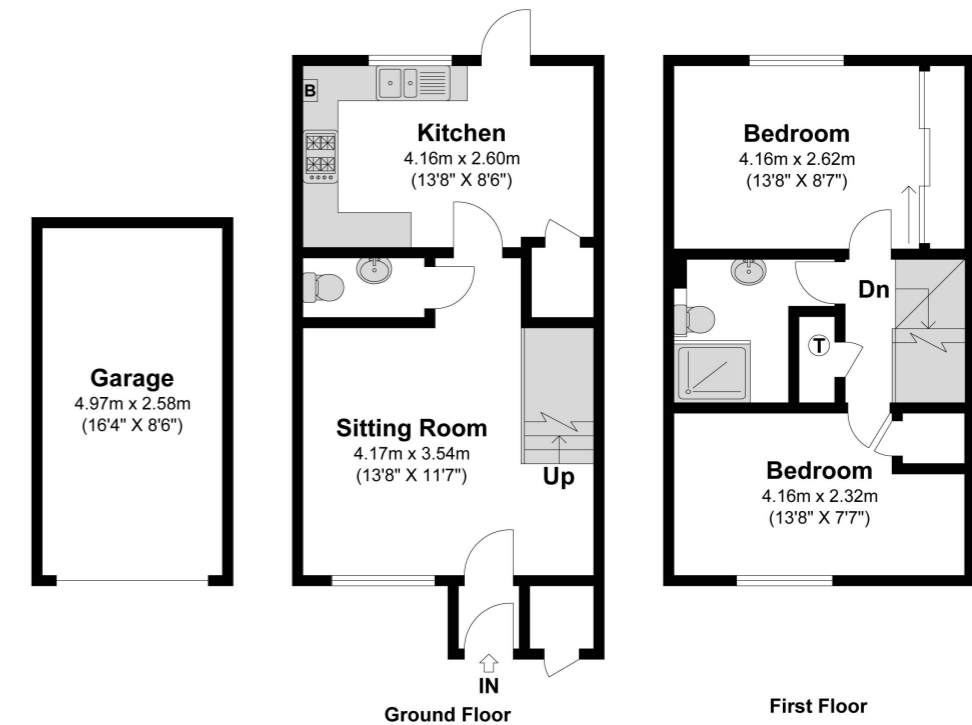
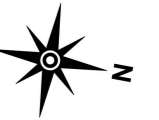
-  TWO DOUBLE BEDROOM SEMI-DETACHED HOUSE
-  NEXT TO HAYMILL VALLEY NATURE RESERVE
-  13FT FITTED KITCHEN
-  DOWNSTAIRS CLOAKROOM
-  16FT GARAGE
-  NEARBY TO BURNHAM RAIL STATION (CROSSRAIL)
-  13FT SITTING ROOM
-  REFITTED WETROOM
-  PARKING FOR 2 CARS
-  CHAIN FREE

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

## Floor Plan



**Littlebrook Avenue**  
 Approximate Floor Area  
 663.16 Square feet 61.61 Square metres (Excluding Garage)  
 Garage Area 137.99 Square feet 12.82 Square metres  
 Total Area 801.15 Square feet 74.43 Square metres (Including Garage)



**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.

### External

The rear garden is low maintenance and mainly laid to lawn whilst there is off street parking for two cars in the front in addition to visitor spaces and a 16ft garage.

### Adaptions

High Speed Fibre is now available within the area

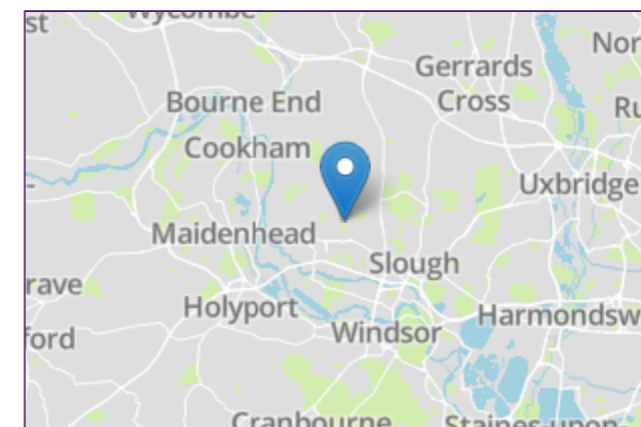
### Transport Links

Nearest Stations:  
 Burnham (0.2 miles)  
 Taplow (1.6 miles)  
 Slough (2.4 miles)

The M40 (junction 2) can be joined at Beaconsfield linking with the M25. The M4 (junction 7 approximately 2.5 miles away) also provides access to the M25 and the national road network giving access to London, Heathrow and the west. Slough Trading estate is located 0.5 miles walk and offers extensive employment opportunities

### Schools

- Primary Schools:**  
 Priory School  
 0.4 miles away
- Our Lady of Peace Catholic Primary and Nursery School  
 0.8 miles away
- Lynch Hill School Primary Academy  
 0.7 miles away
- Cippenham School  
 0.8 miles away
- Secondary Schools:**  
 Haybrook College  
 0.4 miles away
- Burnham Grammar School  
 0.8 miles away.
- Council Tax**  
 Band D



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	69	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<small>Not energy efficient - higher running costs</small>			
<small>England, Scotland &amp; Wales</small>			