

This three bedroom terraced house is situated on a quiet cul-de-sac within easy reach of Burnham Rail Station (Queen Elizabeth Line) and a range of local amenities including 'Tesco Express'. The property is also walkable to Burnham Grammar School - an outstanding local school and two large primary schools.

The ground floor features a 17ft quartz fitted kitchen/diner with integrated appliances and access onto the rear garden, a 13ft living room and a downstairs cloakroom.



To the first floor there are three bedrooms - the master bedroom with fitted wardrobes - and a four piece family bathroom. The landing provides access to the loft which offers the potential for a loft conversion (STP).

Externally, the rear garden is generous and mainly laid to lawn with a large patio area ideal for summer dining. The garden incorporates a log cabin (sauna/storage) to the rear and timber shed. To the front of the property there is off street parking for three cars with side access to the garden.

This property is an ideal purchase due to its splendid condition and convenient location and comes onto the market with no onward chain allowing for the possibility of a quick sale.



## Property Information

-  THREE BEDROOM TERRACED HOUSE
-  POTENTIAL TO EXTEND INTO LOFT (STP)
-  13FT LIVING ROOM
-  DOWNSTAIRS CLOAKROOM
-  PARKING FOR 3 CARS
-  SHORT COMMUTE TO BURNHAM STATION (CROSSRAIL) & BURNHAM GRAMMAR SCHOOL
-  17FT QUARTZ FITTED KITCHEN/DINER
-  FOUR PIECE BATHROOM
-  GENEROUS GARDEN WITH LOG CABIN (SAUNA)
-  NO CHAIN

|  |   |   |   |   |   |
|--|---|---|---|---|---|
|  |  |  |  |  |  |
| x3   | x1  | x1  | x3  | Y   | N   |
| Bedrooms   | Reception Rooms   | Bathrooms   | Parking Spaces  | Garden  | Garage  |

### External

The rear garden is generous and mainly laid to lawn with a large patio area ideal for summer dining. The garden incorporates a log cabin (sauna/storage) to the rear and timber shed. To the front of the property there is off street parking for three cars with side access to the garden.

### Transport Links

Nearest stations:

Burnham (0.4 mi)

Taplow (1.6 mi)

Slough (2.6 mi)

The village has excellent transport links with mainlines to Paddington (via Taplow & Burnham), and the M4 junction 7 giving access to Heathrow Airport, London and the M25 Motorway network. Regular services running from Burnham and Taplow stations run to both Reading and London Paddington.

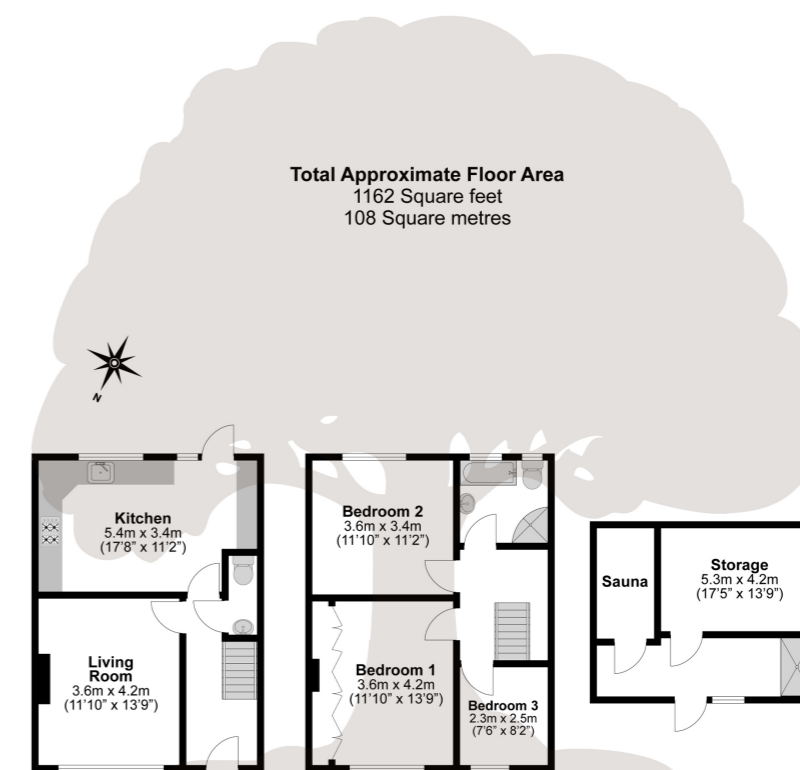
### Location

Burnham offers a good range of shops for day-to-day needs while further more extensive shopping facilities can be found in nearby Maidenhead, Windsor and Beaconsfield. There are 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. Other leisure pursuits include golf at Burnham Beeches and horse racing at Ascot and Windsor. In addition there are many attractive walks in the grounds of Cliveden, Windsor Great Park and Burnham Beeches. British Rail services, are available from Burnham to Paddington, and from Beaconsfield to Marylebone. Crossrail services will operate from Burnham and Taplow.

### Council Tax

Band D

## 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.

