

Situated just 100 yards to the highly sought after Lynch Hill Academy is this wonderful family home. The immediate area offers access to local amenities via a number of shops within walking distance and easy access to Burnham High Street. A number of green spaces and parks are located a stones throw away and provide a lovely space for the family to enjoy. Burnham train station (Elizabeth Line) is also located under a mile away.

The property itself is the perfect first time purchase or long term family home. The accommodation is spread across two floors. On the ground floor there is a large 21ft family lounge, additional conservatory and separate kitchen. Upstairs is home to all THREE good size bedrooms and the family bathroom. The property has been well maintained throughout.

Outside space is offered with this home in the form of a private and enclosed rear garden which is perfect for a family with small children. There is also private driveway parking included to the front of the property.



Property Information

- FREEHOLD
- CONSERVATORY
- LYNCH HILL SCHOOL CATCHMENT
- PERFECT FIRST TIME BUY
- THREE BEDROOMS
- UNDER 1 MILE TO BURNHAM TRAIN STATION (ELIZABETH LINE)
- DRIVEWAY PARKING

x3

Bedrooms

x1

Reception Rooms

x1

Bathrooms

x2

Parking Spaces

Y

Garden

N

Garage

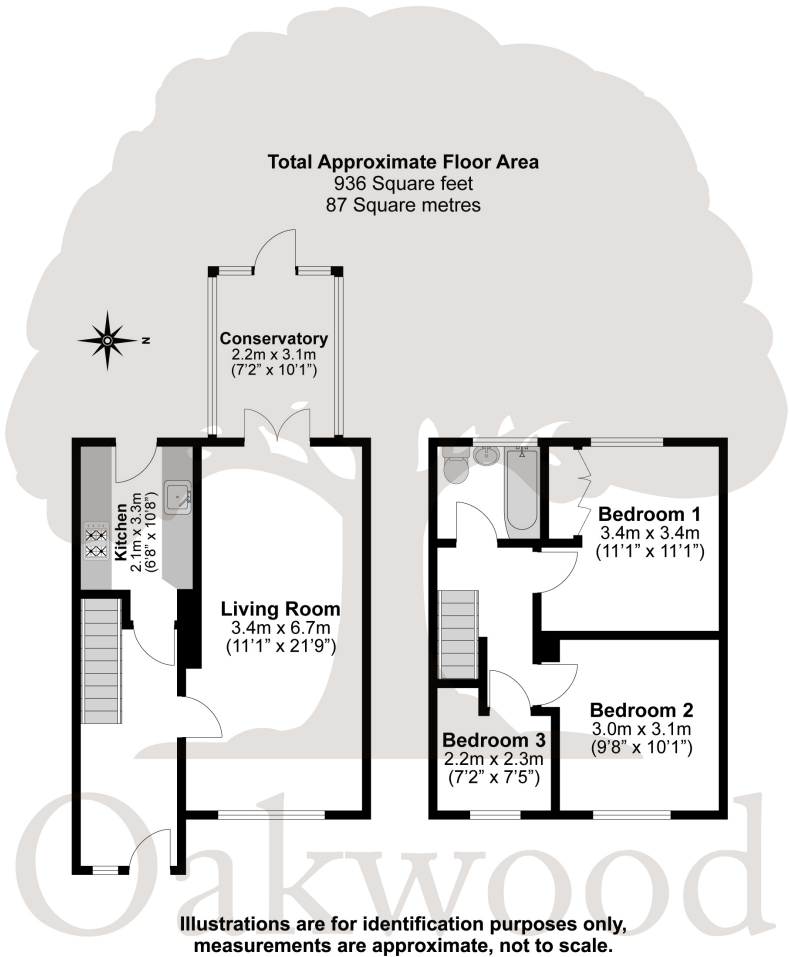
Transport Links

Nearest stations:

- Burnham (0.9 miles)
- Taplow (2.2 miles)
- Slough (2.3 miles)

The M4 (jct 7) is approximately 2 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 train into London Waterloo is also available via Windsor & Eton Riverside station.

Floor Plan



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		87
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 