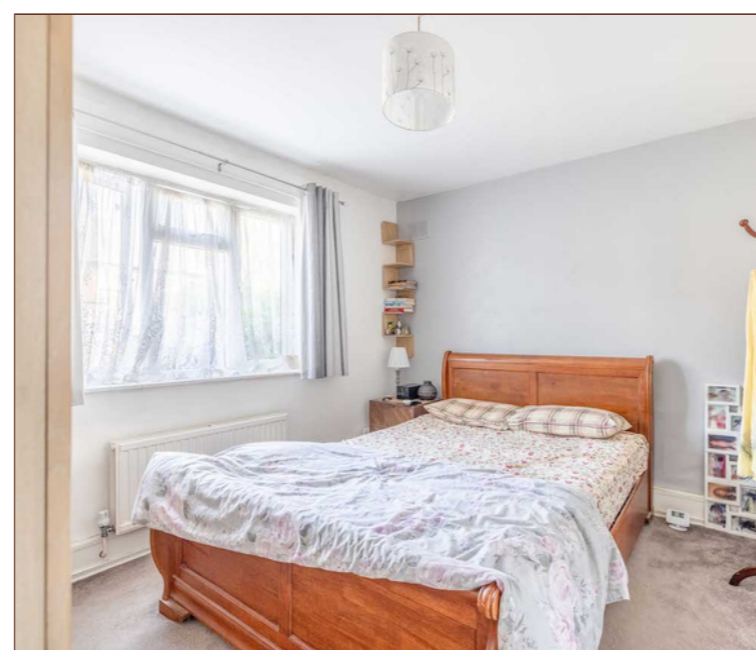
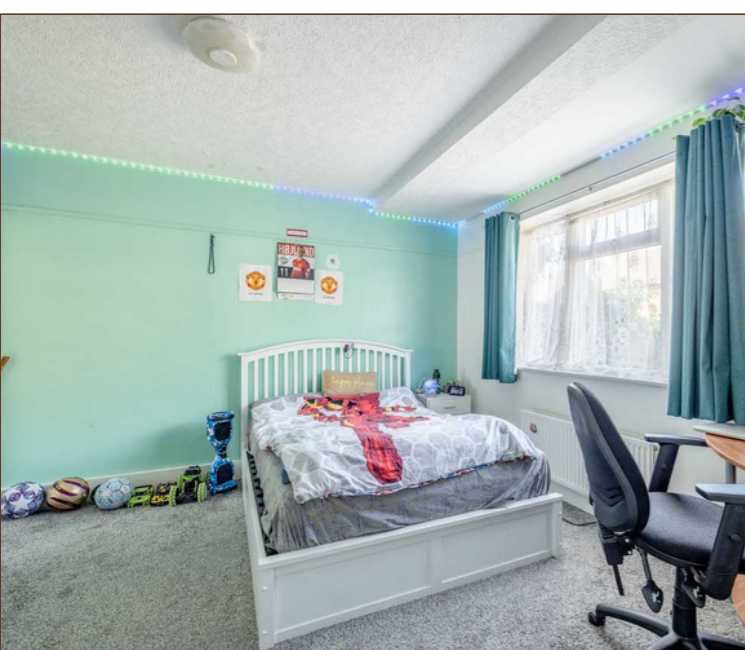


Derwent Drive is a sought after residential area, popular with families and commuters alike. Located less than 0.5 miles to Burnham train station (Elizabeth Line) and Burnham Grammar School. Several good local primary schools such as Our Lady Of Peace & Priory School are also on your door step.

This EXTENDED ground floor maisonette comprises of TWO spacious double bedrooms, TWO reception rooms, a modern kitchen and family bathroom internally. The extension to the rear of the property has allowed for an additional dining room to be added. The property has been kept in excellent order and is ready for the next family to move and make this your home.













Externally the property offers a private enclosed rear garden, perfect for enjoying the summer weather. To the front there is a driveway for TWO cars, this driveway is private and only for this maisonette.

Further benefits include a long lease of 172 years remaining, £10 per annum ground rent and low service charges.



Property Information

-  172 YEAR LEASE
-  EXTENDED TO THE REAR
-  VERY LOW CHARGES
-  LESS THAN 1 MILE TO BURNHAM STATION (ELIZABETH LINE)
-  GROUND FLOOR MAISONETTE
-  DRIVEWAY PARKING
-  PEPPERCORN GROUND RENT
-  PRIVATE REAR GARDEN
-  TWO RECEPTION ROOMS
-  0.5 MILES TO BURNHAM GRAMMAR SCHOOL

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

Transport Links

Nearest stations:
 Burnham (0.5 miles)
 Taplow (1.2 miles)
 Slough (2.9 miles)

Less than five minutes drive from the property is junction 7 of the M4 motorway which provides fast and easy access to Central London, Heathrow Airport and the M25 and M40 motorway network.

Location

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

Schools

PRIMARY SCHOOLS

Our Lady Of Peace - 0.1 Miles
 Ofsted Rating - Good

Priory School - 0.1 Miles
 Ofsted Rating - Good

St Peter's Church Of England School - 0.6 Miles
 Ofsted Rating - Good

Lynch Hill School - 0.8 Miles
 Ofsted Rating - Good

SECONDARY SCHOOLS

Burnham Grammar School - 0.3 Miles
 Ofsted Rating - Good

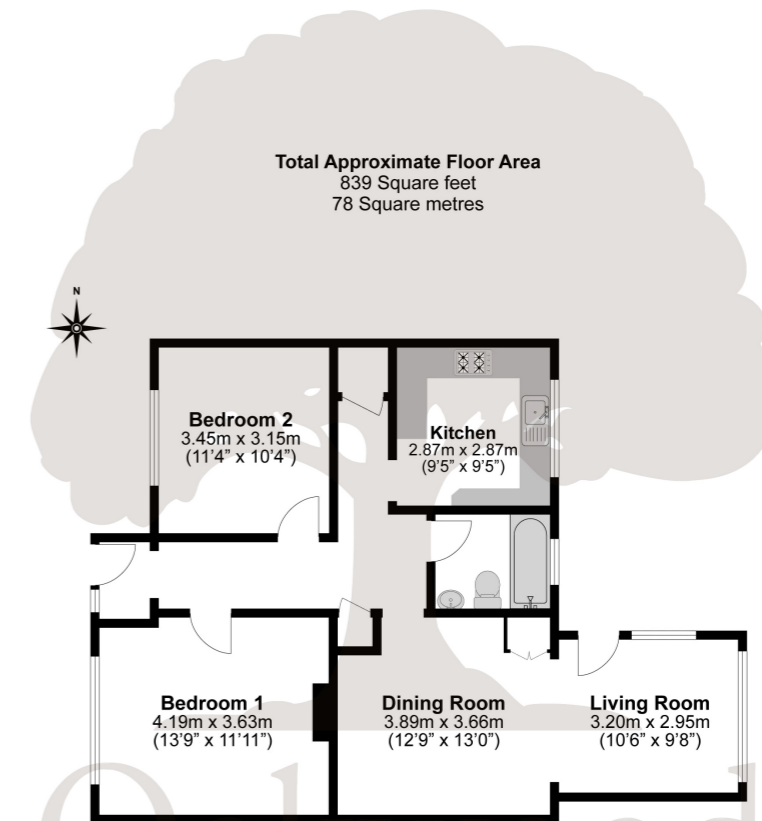
Haybrook College - 0.4 Miles
 Ofsted Rating - Good

Al Madani Independent Grammar School - 0.5 Miles
 Ofsted Rating - Good

Council Tax

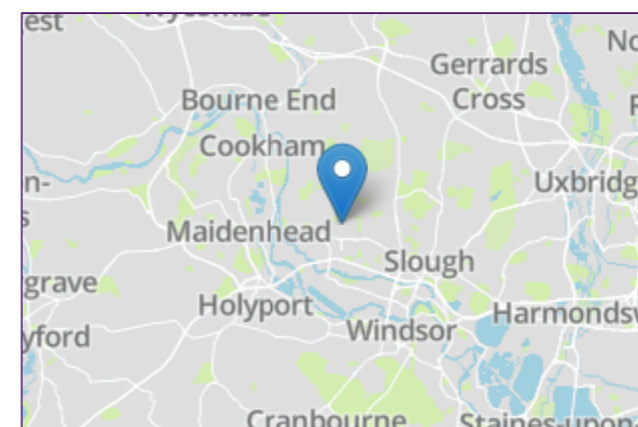
Band C

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	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			