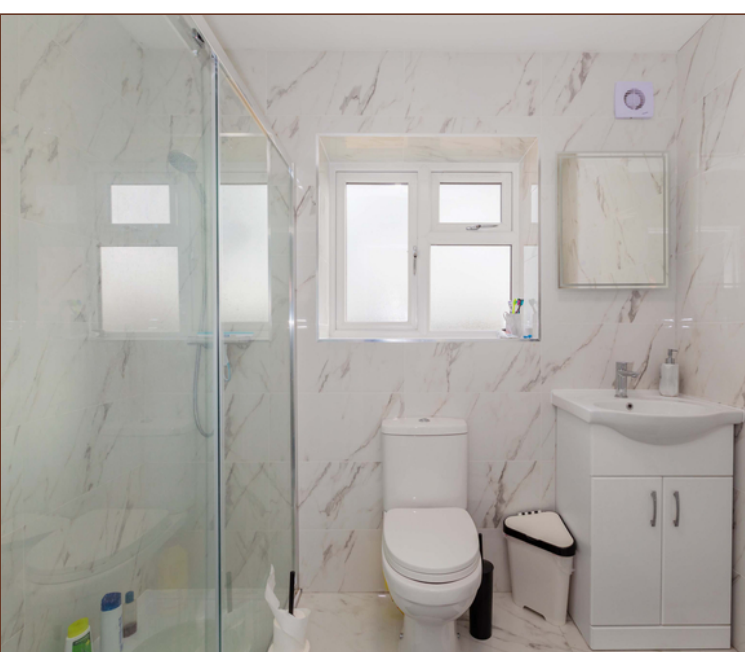




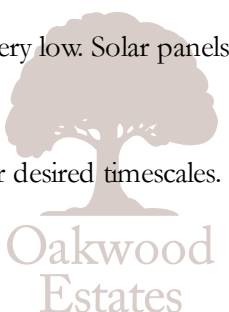
A unique opportunity to purchase a stunning NEW BUILD home situated within a highly sought after residential area. This home is situated on Garrard Road which is located less than 1 mile to Burnham train station (Elizabeth Line) and within walking distance of excellent local schools such as Lynch Hill School & Burnham Grammar School.

The property itself offers beautiful views looking out over a huge green space to the front. This home has only recently been completed and is a complete new build which will be sold with a 10 year NHBC warranty. The home has been completed with "no expense spared" and has been built to the highest decorative order. The accommodation is spread across two floors, downstairs there is a spacious family lounge, a separate kitchen which is fully integrated with BRAND NEW appliances. A downstairs WC completes the ground floor. Upstairs is home to THREE large double bedrooms each with fitted wardrobes, the master bedroom has the added benefit of a brand new en suite bathroom. A separate family bathroom is also included.

This wonderful family home includes driveway parking for several cars to the front and an integral garage which offers the potential to be converted into another room. To the rear there is a private and enclosed rear garden. There is a plot to the rear of the property which the owner would be willing to sell if you required a larger plot.

This amazing home has a EPC rating of A and is extremely efficient which means the running costs are very low. Solar panels on the roof ensure that the electricity costs are almost self sufficient.

As the property is a new build, it is being sold with NO ONWARD CHAIN and is ready to move to your desired timescales.



Property Information

-  A STUNNING NEW BUILD HOME
-  SOLD WITH NO CHAIN
-  IMMACULATELY PRESENTED
-  OVER 1200 SQ FT
-  SOLAR PANELS PROVIDING HIGH ENERGY EFFICIENCY
-  TWO BATHROOMS PLUS DOWNSTAIRS WC
-  GARAGE AND DRIVEWAY PARKING
-  EPC - A RATING
-  10 YEAR NHBC WARRANTY
-  THREE DOUBLE BEDROOMS
-  LESS THAN A MILE TO BURNHAM STATION (ELIZABETH LINE)



x3

Bedrooms



x1

Reception Rooms



x2

Bathrooms



x4

Parking Spaces



Y

Garden



Y

Garage

Transport Links

Nearest stations:

Burnham (0.7 miles)

Taplow (2.0 miles)

Slough (2.4 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.

Location

Burnham offers a good range of shops for day-to-day needs while further shopping facilities can be found in nearby Slough, 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

0.8 miles away State school

Our Lady of Peace Catholic Primary and Nursery School

0.8 miles away State school

Claycots School

0.6 miles away State school

St Anthony's Catholic Primary School

0.9 miles away State school

SECONDARY SCHOOLS:

Burnham Grammar School

0.6 miles away State school

Haybrook College

0.6 miles away State school

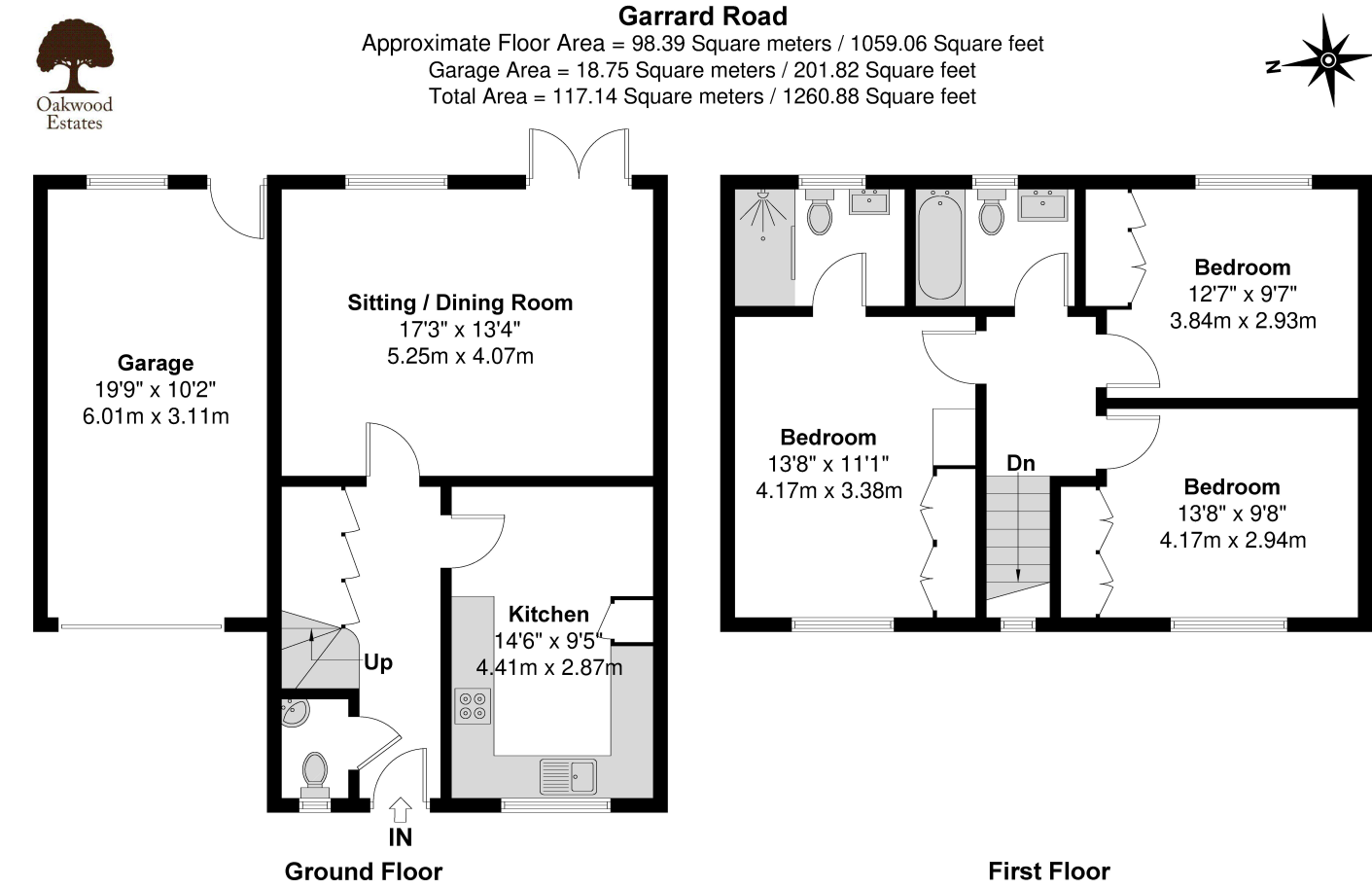
Al-Madani Independent Grammar School

0.9 miles away Independent school

Beechwood School

0.7 miles away State school

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.

