

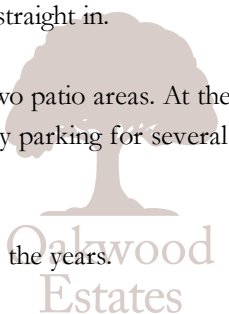
Hidden away at the end of a quiet residential cul-de-sac is this outstanding DETACHED family home. Shoreham Rise is a sought after residential area that backs on to the playing fields of the extremely popular Burnham Grammar School and as a result is filled with families of all ages, looking to take advantage of the wonderful school catchments. Burnham train station (Elizabeth Line) and Burnham Village High Street are both located only half a mile away and are easily walkable from your front door.

The house itself is located in the corner of the cul-de-sac. The road is very quiet and does not have any passing traffic to the front which makes it an ideal safe environment for families with children.

Internally this DETACHED house is perfectly laid out for someone looking for their long term family home. The downstairs comprises of an entrance hall which offers access to the main lounge or upstairs. The lounge benefits from large windows to the front ensuring that the room is flooded with natural light. Double doors from the lounge into the kitchen/diner offer the option for private separate rooms or an even larger open plan entertaining area. The modern kitchen/diner is intended to be the "hub of the home" and space is offered in abundance. Completing the ground floor there is another separate reception room in the form of the conservatory, a separate utility room and a downstairs WC. The upstairs is home to all FOUR good sized bedrooms and the main family bathroom. One of the bedrooms has access to a walk in wardrobe which offers the space for a potential en suite to be added in the future. The property has been very well maintained and is ready for the next owners to move straight in.

The external space is a huge bonus point for this property. The private rear garden is mainly laid to lawn with two patio areas. At the bottom of the garden is a secluded area which is perfect to be used in the upcoming summer months. Driveway parking for several cars is included to the front of the property as well as an integral garage.

This property is made to be a family home and offers ample space for the entire family to grow over the years.



Property Information

-  DETACHED FAMILY HOME
-  100 YARDS FROM BURNHAM GRAMMAR SCHOOL
-  CONSERVATORY
-  GOOD CONDITION THROUGHOUT
-  CUL DE SAC LOCATION
-  PRIVATE REAR GARDEN
-  FOUR BEDROOMS
-  FREEHOLD
-  GARAGE & DRIVEWAY PARKING FOR SEVERAL CARS
-  0.5 MILES TO BURNHAM STATION (ELIZABETH LINE)
-  UTILITY ROOM & DOWNSTAIRS WC

					
x4	x2	x2	x4	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Transport Links

Nearest stations:
 Burnham (0.5 mi)
 Taplow (1.4 mi)
 Slough (3.0 mi)

The M40 (junction 2) can be joined at Beaconsfield linking with the M25. The M4 (junction 7 approximately one mile away) also provides access to the M25 and the national road network giving access to London, Heathrow and the west. There is a mainline railway station in Burnham, offering services to Paddington as well as access to the Elizabeth Line. A direct trainline to London Waterloo is available from Windsor & Eton Riverside station.

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 M40 (junction 2) can be joined at Beaconsfield linking with the M25. The M4 (junction 7 approximately one mile away) also provides access to the M25 and the national road network giving access to London, Heathrow and the west. There is a mainline railway station in Burnham, offering services to Paddington and from Beaconsfield there is a service to Marylebone. Burnham is included within the Crossrail scheme.

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, Jubilee River and Dorney Lake are within easy reach, being less than two miles away.

Schools

PRIMARY SCHOOLS:
 Priory School
 0.2 miles away State school

Our Lady of Peace Catholic School
 0.2 miles away State school

Lynch Hill School
 0.7 miles away State school

Lent Rise School
 0.7 miles away State school

St Peter's Church of England Primary School
 0.7 miles away State school

SECONDARY SCHOOLS:
 Burnham Grammar School
 0.1 miles away State school

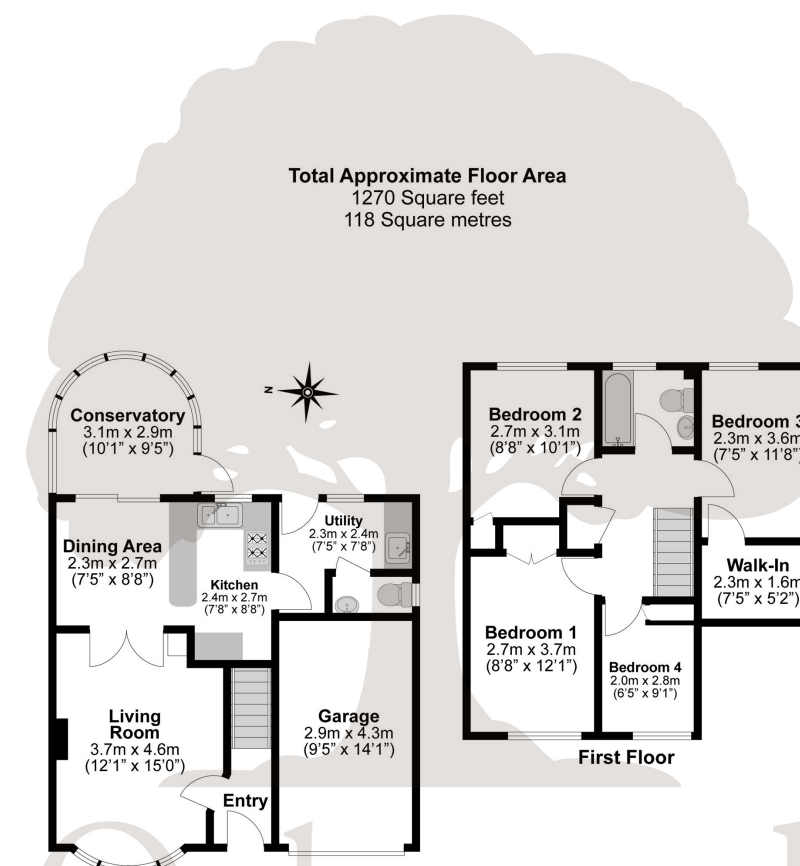
Haybrook College
 0.5 miles away State school

Al-Madani Independent Grammar School
 1.0 miles away Independent school

Council Tax

Band E

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.

