

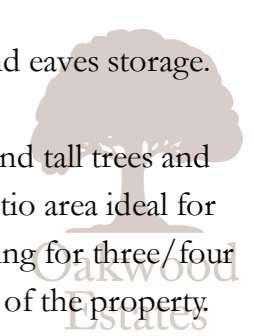
This four double bedroom detached family home is situated on a sought after cul-de-sac within North Burnham on the borders of Burnham Beeches and within a short walk of Burnham Grammar School. 'Oakend' stretches to approximately 2200 sq.ft and features an existing loft conversion with potential for a further conversion (STP). The plot is substantial, offering much tranquility and privacy backing onto woodland and with tall trees to the rear and side.

The ground floor features a 21ft sitting room with wood flooring and French doors onto the rear garden, a 16ft refitted kitchen (2021) with silestone worktops and bi-folding doors onto the patio, an adjoining utility room, a downstairs cloakroom and large entrance hall.








To the first floor there are four double-sized bedrooms, with the master bedroom benefiting from a four piece ensuite bathroom/shower room and fitted wardrobes, in addition to a four piece family bathroom.

The second floor hosts the 17ft home office (or additional 5th bedroom) and walk-in and eaves storage.

Externally, the generous rear garden is mainly laid to lawn with flower and shrub beds and tall trees and hedgerows allowing for plenty of privacy. There is a heated swimming pool and large patio area ideal for summer entertaining. To the front of the property there is a gravelled driveway with parking for three/four cars in addition to a single garage (for storage purposes only) and side access to the rear of the property.



Property Information

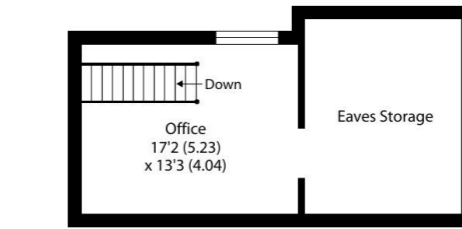
-  **FOUR DOUBLE BEDROOM DETACHED FAMILY HOUSE**
-  **0.8 MILES TO BURNHAM GRAMMAR SCHOOL**
-  **21FT SITTING ROOM**
-  **FAMILY BATHROOM & ENSUITE**
-  **HEATED SWIMMING POOL**
-  **SOUGHT AFTER CUL-DE-SAC IN NORTH BURNHAM**
-  **POTENTIAL FOR FURTHER LOFT CONVERSION (STP)**
-  **REFITTED KITCHEN WITH SILESTONE WORKTOPS/BI-FOLDS**
-  **GENEROUS GARDEN BACKS ONTO WOODLAND**
-  **NO CHAIN**

					
x4	x1	x2	x3	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

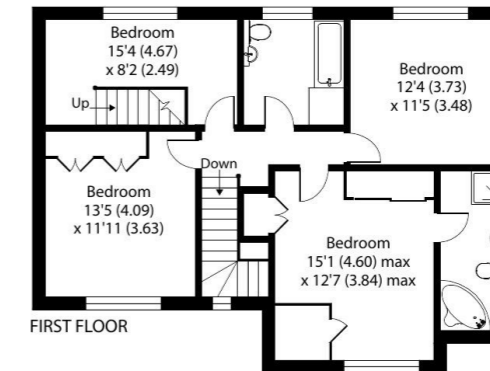
Floor Plan

Hazelhurst Road, Burnham, SL1

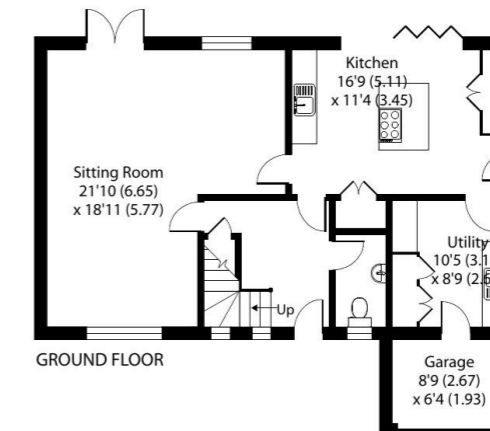
Approximate Area = 2125 sq ft / 197.4 sq m
 Garage = 61 sq ft / 5.7 sq m
 Total = 2186 sq ft / 203.1 sq m
For identification only - Not to scale



SECOND FLOOR

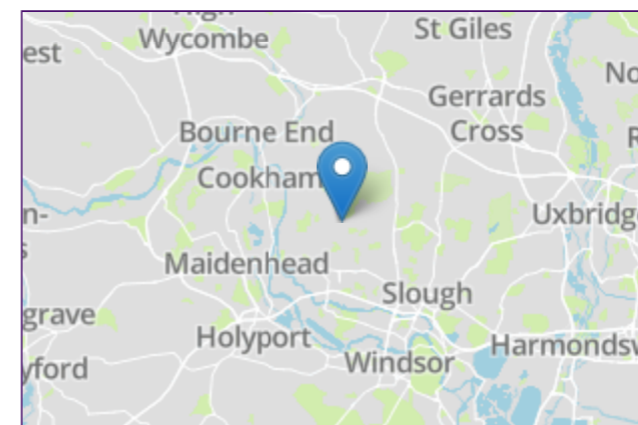


FIRST FLOOR



GROUND FLOOR

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
<small>Very energy efficient - lower running costs</small>			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales			
<small>EU Directive 2002/91/EC</small>			

External

The generous rear garden is mainly laid to lawn with flower and shrub beds and tall trees and hedgerows allowing for plenty of privacy. There is a heated swimming pool and large patio area ideal for summer entertaining. To the front of the property there is gravelled driveway with parking for three/four cars in addition to a single garage (for storage purposes only) and side access to the rear of the property.

Location

Located in a quiet cul-de-sac in one of the most sought after locations in North Burnham, is this outstanding detached family house presented in very good condition throughout. The property is set in lovely secluded gardens and is within half a mile of Burnham Beeches and Burnham Beeches golf course. Burnham High Street is three quarters of a mile away and the property is within catchment for Burnham Grammar School.

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 Stoke Park, 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/Reading and from Beaconsfield to Marylebone. The Elizabeth Line services operate from Burnham making central London 35 minutes away. Access to the motorway network (M40, M4 and M25) are all within easy distance, with London Heathrow Airport less than 12 miles away.

Transport Links

Nearest stations:
 Burnham (1.2 mi)
 Taplow (1.3 mi)
 Slough (3.1 mi)

Road links are accessible via the A404(M) and M4 motorway. Regular train services run from both Burnham and Taplow to Reading (15 minutes) and London Paddington (25 minutes).

Council Tax

Band G