



This wonderful family home is situated within the heart of a popular residential area. The immediate location offers access to a range of excellent local schools such as Lynch Hill Academy & Burnham Grammar School, both of which are located a short walk away. Transport links are provided by nearby Burnham train station (Elizabeth Line) and easy access to M4 & M40 junctions.

The property itself is the perfect first time buy and offers all you need to create a long term home. Internally the accommodation is spread across two floors, downstairs you will find the dual aspect 21 ft lounge/diner.

This room has large patio doors that bring in ample natural light and provide an entrance into the rear garden. The modern kitchen is also on the ground floor. Upstairs is home to all THREE bedrooms and the main family bathroom. The current owners have maintained the property very well.

To the rear there is a private and enclosed rear garden which is mainly laid to lawn. This area is perfect for the entire family to enjoy.



Property Information

-  **FREEHOLD**
-  **0.9 MILES TO BURNHAM STATION (ELIZABETH LINE)**
-  **GOOD CONDITION THROUGHOUT**
-  **CLOSE TO GOOD SCHOOLS**
-  **THREE BEDROOMS**
-  **PRIVATE REAR GARDEN**
-  **21 FT LOUNGE**



x3
Bedrooms



x1
Reception Rooms



x1
Bathrooms



0
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.

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
- 0.2 miles away State school

- Priory School
- 0.9 miles away State school

- Our Lady of Peace Catholic Primary and Nursery School
- 1.1 miles away State school

- Claycots School
- 0.3 miles away State school

- St Anthony's Catholic Primary School
- 0.6 miles away State school

- SECONDARY SCHOOLS:
- Burnham Grammar School
- 0.9 miles away State school

- Haybrook College
- 0.8 miles away State school

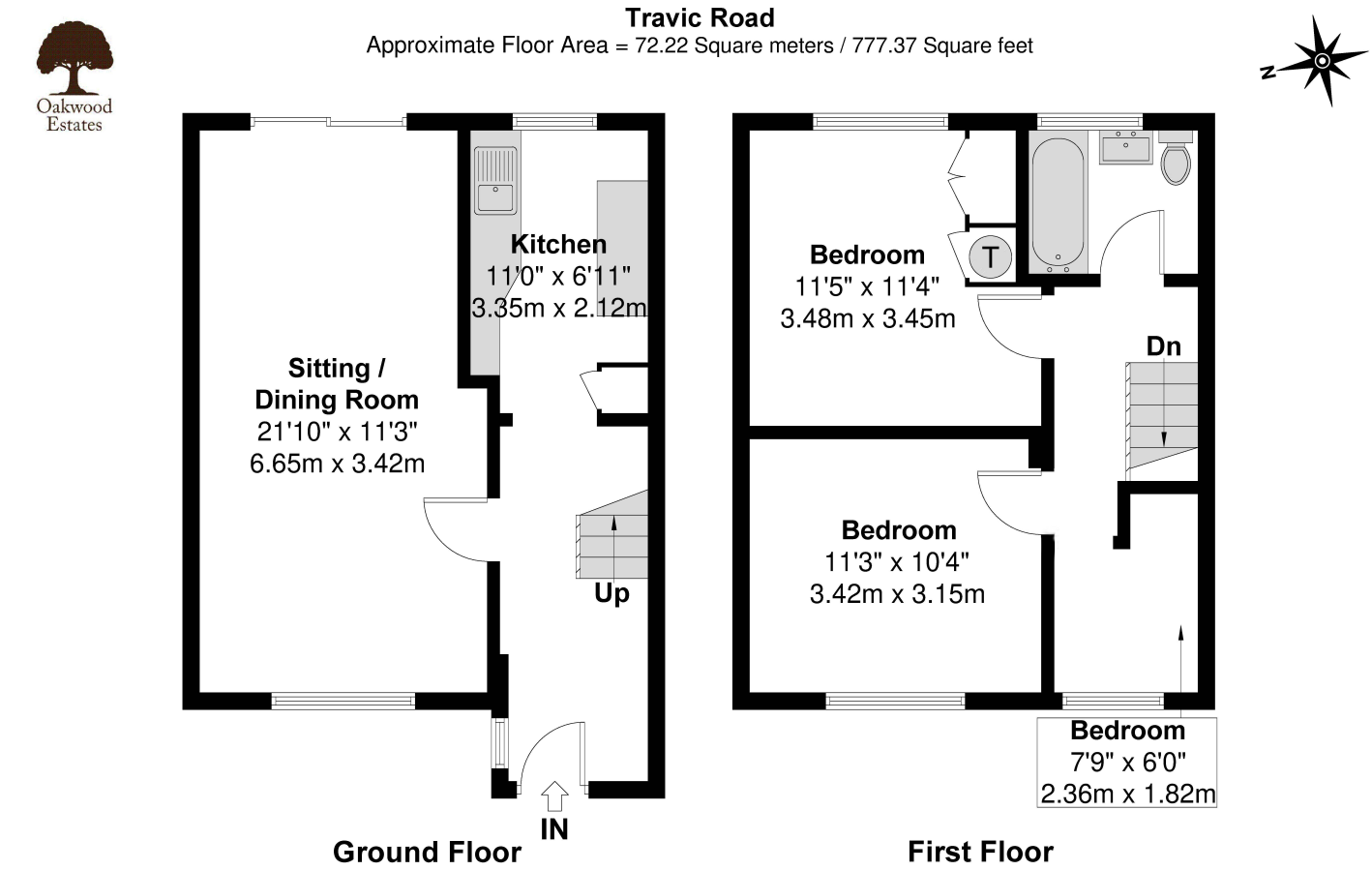
- Al-Madani Independent Grammar School
- 1.0 miles away Independent school

- Beechwood School
- 0.5 miles away State school

Council Tax

Band C

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.

