



This four bedroom end of terrace townhouse is conveniently positioned for access to the M4, M40, Sainsbury's and just a 15 minute walk from Burnham Train Station (Queen Elizabeth Line). The property was built in 2007 and is positioned within the catchment area for Burnham Grammar School. The house comes onto the market with existing planning permission for a single-storey side extension.

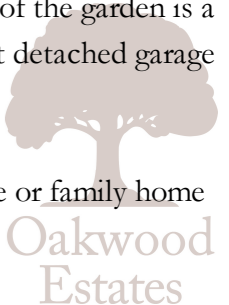
The layout is set over three floors with the ground floor featuring a 16ft lounge/diner with French doors onto the rear garden, a refitted quartz kitchen, a downstairs cloakroom and an entrance hall.

To the first floor there are two double-sized bedrooms and a refitted three piece family bathroom.

The second floor hosts a further two bedrooms and a contemporary shower room.

Externally, the fence enclosed rear and side gardens are low maintenance having been nicely landscaped. They are mainly laid to lawn with shingle borders and a decking area ideal for summer dining. To the rear of the garden is a gate which leads out onto the off street parking for two cars. The garden also incorporates a 17ft detached garage whilst there is side access from the front to the rear.

This property is offered to the market as superbly presented and it is an ideal first time purchase or family home situated conveniently for access to schools, transport links and amenities.



Property Information

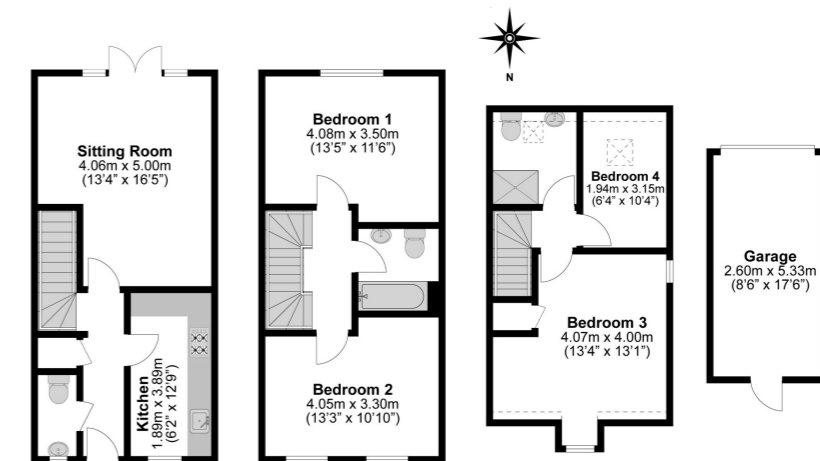
-  FOUR BEDROOM END OF TERRACE TOWNHOUSE
-  PLANNING PERMISSION FOR SINGLE-STOREY SIDE EXTENSION
-  NEARBY TO M4/M40/SAINSBURY'S
-  REFITTED QUARTZ KITCHEN
-  DOWNSTAIRS CLOAKROOM
-  PARKING FOR 2 CARS
-  BUILT IN 2007
-  SUPERBLY PRESENTED
-  16FT LOUNGE/DINER
-  2 BATHROOMS
-  17FT GARAGE

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

Floor Plan

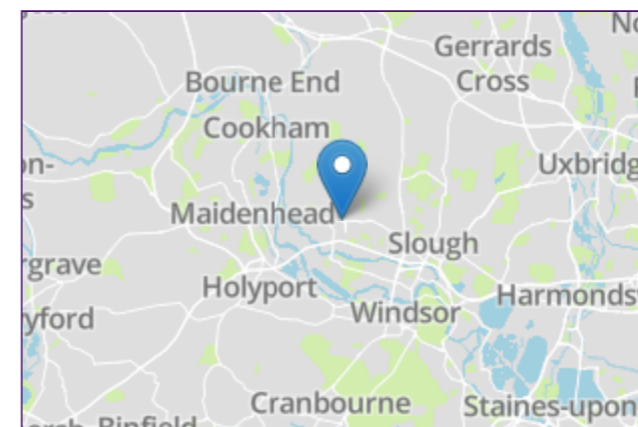


Total Approximate Floor Area
1265 Square feet
118 Square metres



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	79	89
(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			

External

The fence enclosed rear and side gardens are low maintenance having been nicely landscaped. They are mainly laid to lawn with shingle borders and a decking area ideal for summer dining. To the rear of the garden is a gate which leads out onto the off street parking for two cars. The garden also incorporates a 17ft detached garage whilst there is side access from the front to the rear.

Planning Permission

Planning Reference: P/02857/006

Construction of a single-storey side extension and installation of 3no roof lights

Additional Information

- The kitchen was refitted in 2023
- The property benefits from gas central heating (new boiler fitted October 2022)

Location

Burnham Station is one of the stations served by Crossrail 'The Elizabeth Line' and travels through London connecting Reading in the west and to Shenfield in the east meaning the heart of the West End (Bond Street) is just 38 minutes away. There are excellent road links providing easy access to the M4 and M25. The Bishop Centre is close by with a wide range of lifestyle retail stores. Sainsbury's, Waitrose and Tesco all have stores within a mile of the development. Maidenhead town centre provides a wealth of national and local shops in and around the Nicholson Shopping Centre, as well as sports facilities and night-life venues. Water dominates the area, the River Thames at Maidenhead is picturesque and attractive to walk along or a magnet for water sports - rowers, barges and pleasure boats. The Thames Maidenhead Rowing Club has its base nearby and the purpose built rowing venue at Dorney Lake is to the south. There are several good golf courses within a close proximity.

Council Tax

Band D