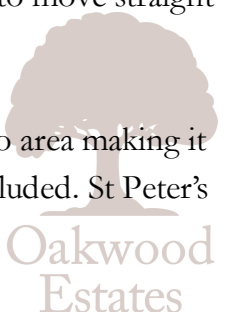


**\*\* OPEN DAY - SATURDAY 19TH OCTOBER (930AM-1030AM) VIEWINGS BY APPOINTMENT ONLY \*\***

This beautiful family home located on The Green in Burnham Village offers everything that your family could possibly need. The location is perfect for families of all ages with excellent local Primary and Secondary schools such as Lent Rise School & Burnham Grammar School all within easy walking distance. For all those looking for commuting links into the city Taplow train station (Elizabeth Line) is a short walk away and provides a direct line into London Canary Wharf.



The house itself is a perfect family home and consists of a spacious bay fronted family lounge, open plan kitchen/diner and a separate utility area leading off from the kitchen. On the first floor you will find all **THREE** bedrooms and the modern family bathroom. The current owners have done a wonderful job at keeping the property in excellent condition and this home is now ready for the next family to move straight in.

Externally you have a private and enclosed rear garden which is a mixture of lawn and patio area making it perfect for those summer BBQ's. There is also allocated driveway parking for three cars included. St Peter's Park is less than a 5 minute walk for families and dog walkers.





## Property Information

-  DRIVEWAY PARKING FOR THREE CARS
-  EXCELLENT CONDITION THROUGHOUT
-  CLOSE TO TAPLOW STATION (ELIZABETH LINE)
-  WALKING DISTANCE TO BURNHAM VILLAGE HIGH STREET
-  FREEHOLD
-  PRIVATE ENCLOSED REAR GARDEN
-  0.6 MILES TO BURNHAM GRAMMAR SCHOOL
-  THREE BEDROOMS

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

### Transport Links

#### NEAREST STATIONS:

Taplow (1.0 miles)  
Burnham (1.1 miles)  
Maidenhead (3.0 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 line to London Waterloo is available from Windsor & Eton Riverside Station.

### Location

Taplow Station is one of the stations to be served by Crossrail 'The Elizabeth Line' will travel through London connecting Reading in the west and to Shenfield in the east meaning the heart of the West End (Bond Street) will be just 38 minutes away. There are excellent road links providing easy access to the M4 and M25. This property is located less than 1 mile to Taplow Station.

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. St Peter's Park is less than a 5 minute walk for families and dog walkers

Water dominates the area, the River Thames and Jubilee River at Maidenhead are 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

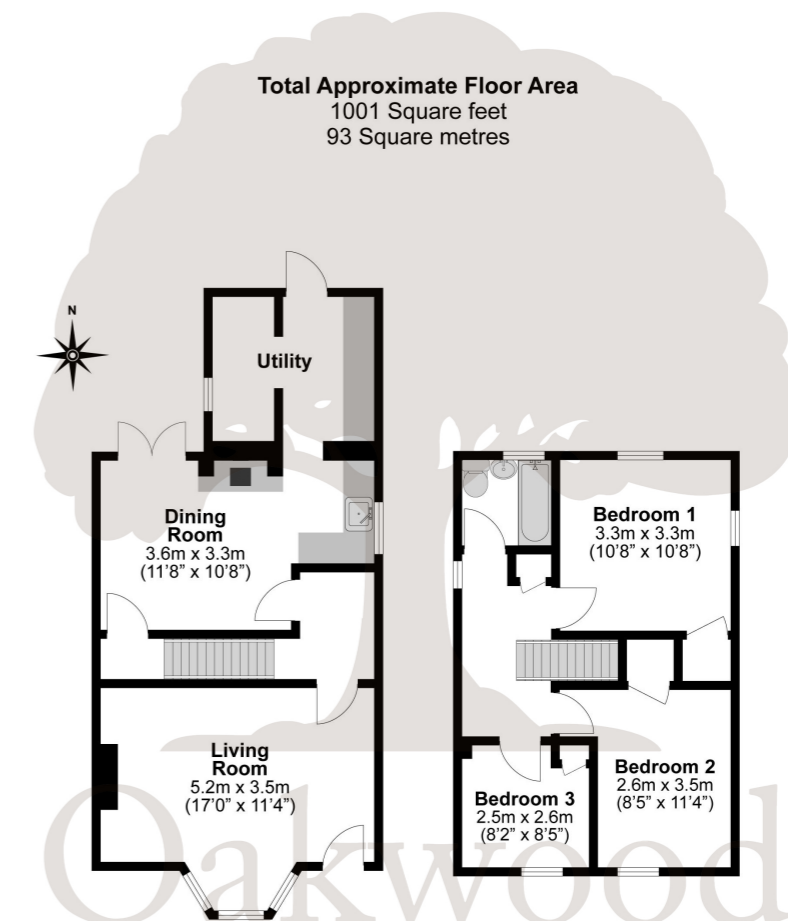
### Additional Information

- There is the potential to fit a downstairs W.C next to the utility room
- The property offers the potential for a rear extension (STP)

### Council Tax

Band D

## 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.

