

This extended three bedroom terraced house is located within a popular residential area and is offered to the market as immaculately presented having been recently renovated throughout. The

property is approximately 10 minutes walk from Burnham train station, a CrossRail/Elizabeth Line stop.

The ground floor features a 19ft living room/dining room, a 12ft fitted kitchen and French doors onto the rear garden, a converted garage/utility and entrance hall and porch.











To the first floor there are three well-proportioned bedrooms and a contemporary three piece family bathroom.

Externally the rear garden has been landscaped and is mainly laid to lawn with a decking area ideal for summer dining. The front driveway is paved with parking for two cars.

This property is an ideal first time purchase or investment due to its superb order and convenient location.



Property Information

-  EXTENDED THREE BEDROOM TERRACED HOME
-  SHORT COMMUTE TO BURNHAM STATION (CROSS RAIL)
-  19FT LIVING/DINING ROOM
-  LANDSCAPED GARDEN
-  AIR CONDITIONING UNIT IN PLACE
-  UTILITY ROOM
-  MODERN THREE PIECE FAMILY BATHROOM
-  PLAYROOM/OFFICE SPACE
-  12FT FITTED KITCHEN
-  POTENTIAL TO CONVERT INTO LOFT (STP)

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

External

The rear garden has been landscaped and is mainly laid to lawn with a decking area ideal for summer dining. The front driveway is paved with parking for two cars

Adaptations

The property has been extended and benefits from a refitted kitchen and bathroom.

Transport Links

Nearest stations:

Burnham (0.6 miles)

Taplow (1.7 miles)

Slough (2.7 miles)

The M4 (jct 7) is approximately 3 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.

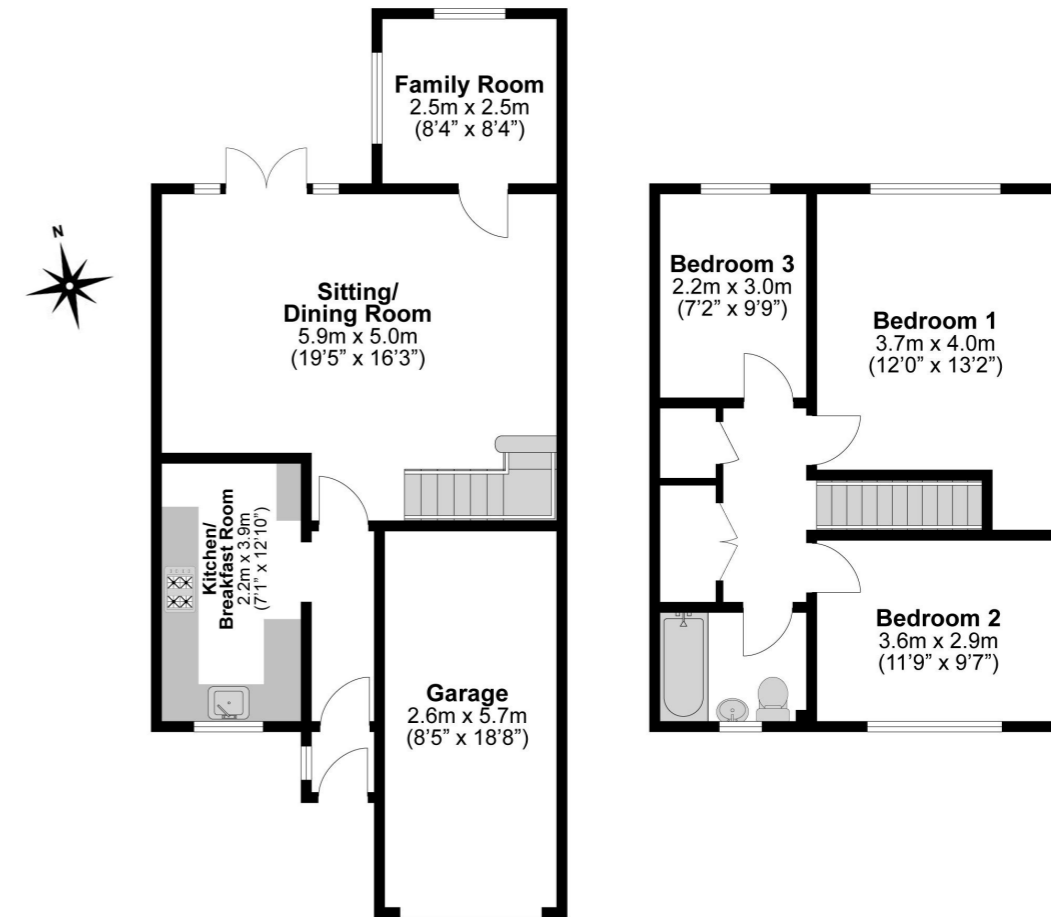
Location

Burnham offers a good range of shops for day-to-day needs while further more shopping facilities can be found in nearby 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.

Floor Plan

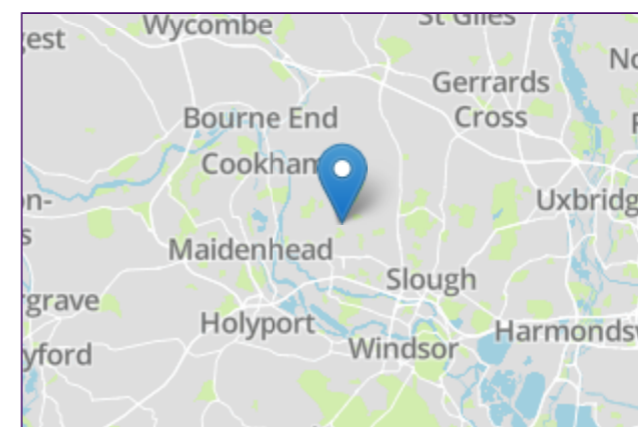


Total Approximate Floor Area
1173 Square feet
109 Square metres



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			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		<small>EU Directive 2002/91/EC</small>	