



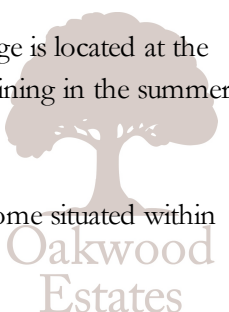
Situated in the heart of this popular residential area is this lovely detached family home. Royston Way is extremely popular with families of all ages due to several good local primary schools being located nearby, plus the highly sought after Burnham Grammar School is located only 0.5 miles away. The road also boasts some of the best transport links in the area with Burnham train station (Elizabeth Line) located on your doorstep as well easy access to M4 & M40 motorway links.

The homes itself is a spacious DETACHED FREEHOLD bungalow which has been extended to the rear to provide ample living accommodation for the entire family to enjoy. The internal of the property is all located on the one floor however there is potential to extended in to the loft (stpp) to provide further bedrooms as your family grows. Currently the home comprises of THREE good sized bedrooms, THREE reception rooms, family bathroom and a separate kitchen.

The property has been extended to the rear and the main family lounge has been moved out to this large living space. A further dining room and family room are located in the original house and provides more than enough space for a home office and separate dining room or future bedroom. The property has been maintained very well and is ready for the next owner to move straight in.

To the front the property provides private driveway parking for several cars and a private detached garage is located at the rear of the property. A private rear garden is accessed via the extension and is the perfect space for entertaining in the summer months.

These rarely available properties are perfect some someone looking to purchase their long term family home situated within excellent local school catchments.



Property Information

-  **THREE BEDROOMS**
-  **POTENTIAL TO EXTEND STPP**
-  **0.2 MILES TO BURNHAM STATION (ELIZABETH LINE)**
-  **EXTENDED TO THE REAR**
-  **LARGE REAR GARDEN**
-  **GARAGE & DRIVEWAY**
-  **0.5 MILES TO BURNHAM GRAMMAR SCHOOL**
-  **THREE RECEPTION ROOMS**

**x3**
Bedrooms

**x3**
Reception Rooms

**x1**
Bathrooms

**x4**
Parking Spaces

**Y**
Garden

**Y**
Garage

Transport Links

Nearest stations:
All Elizabeth Line Stations
Burnham (0.2 mi)
Taplow (1.4 mi)
Slough (2.6 mi)

The M40 (junction 2) can be joined at Beaconsfield linking with the M25. The M4 (junction 7 approximately two miles away) also provides access to the M25 and the national road network giving access to London, Heathrow and the west. There is a mainline railway station in Burnham, offering services to Paddington and from Windsor & Eton Riverside there is a service to London Waterloo. Burnham is included within the Crossrail (Elizabeth Line) scheme.

Location

The surrounding area provides excellent schooling for children of all ages both in the private and state sector, the state sector still being run on the popular grammar school system. Sporting/leisure facilities abound in the area with many notable golf courses, riding and walking in Burnham Beeches. Cliveden, the famous National Trust property is nearby and there are numerous sports clubs including tennis, rugby and football, various fitness centres and racing at Ascot and Windsor. The River Thames, Jubilee River and Dorney Lake are within easy reach, being less than two miles away.

Schools

- PRIMARY SCHOOLS:
- Lynch Hill Academy
0.8 miles away State school
- Priory School
0.2 miles away State school
- Our Lady of Peace Catholic Primary and Nursery School
0.3 miles away State school
- Lent Rise School
0.7 miles away State school
- St Peter's Church of England Primary School
1.0 miles away State school

SECONDARY SCHOOLS:

Burnham Grammar School
0.5 miles away State school

Haybrook College
0.2 miles away State school

Al-Madani Independent Grammar School
0.5 miles away Independent school

Council Tax

Band E

Floor Plan

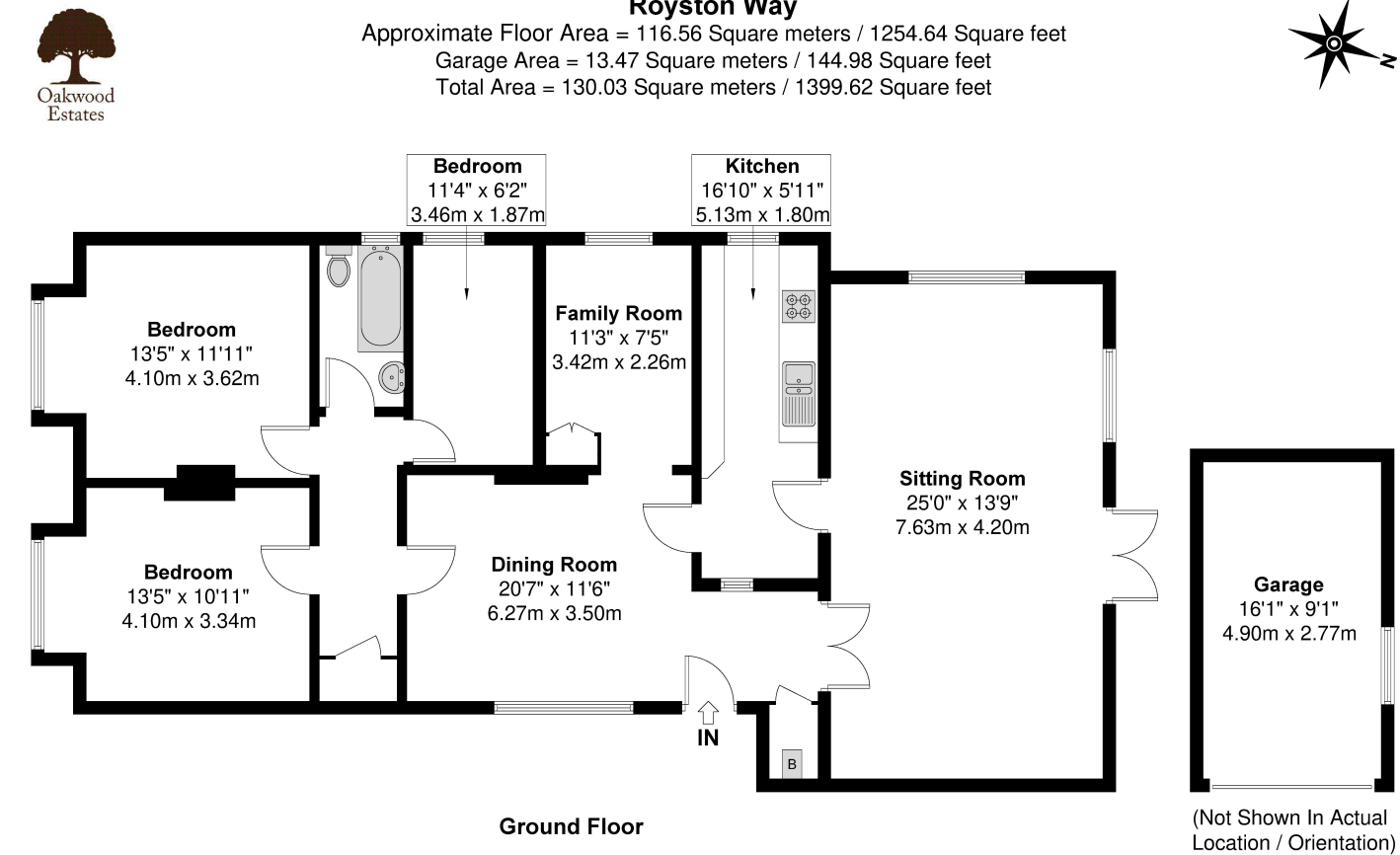


Illustration for identification purposes only,
measurements are approximate, not to scale.

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.

