



This three double bedroom semi-detached family home is situated within a popular residential area just a short walk from Burnham Rail Station (Queen Elizabeth Line) and is offered to the market as recently modernised.

The property offers the potential to extend onto the rear (STP).

The ground floor features two reception rooms with the inclusion of a 16ft living room with sliding doors onto the rear garden and a 15ft playroom/family room. There is also a 16ft fitted kitchen/breakfast room, a downstairs cloakroom and entrance hall.

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

Externally, the rear garden is mainly laid to lawn and well enclosed. There is a patio area ideal for summer entertaining and the garden also incorporates a brick-built shed with light and power.

The property is situated in a sought after location with quick access to M4 (Junction 7) and close to sought-after schools, including Burnham Grammar School.



Property Information

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THREE BEDROOM SEMI-DETACHED HOUSE
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SHORT WALK TO BURNHAM RAIL STATION (QE LINE)
- 

16FT KITCHEN/BREAKFAST ROOM
- 

FOUR PIECE FAMILY BATHROOM
- 

OFF ROAD PARKING FOR 2 CARS
- 

RECENTLY MODERNISED
- 

16FT LIVING ROOM
- 

15FT PLAYROOM
- 

DOWNSTAIRS CLOAKROOM
- 

EXCELLENT LOCAL SCHOOLS NEARBY



x3

Bedrooms



x2

Reception Rooms



x1

Bathrooms



x2

Parking Spaces



Y

Garden



N

Garage

Transport Links

Nearest 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 Beaconsfield there is a service to Marylebone. Burnham forms part of the QE Line.

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

Education

- 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

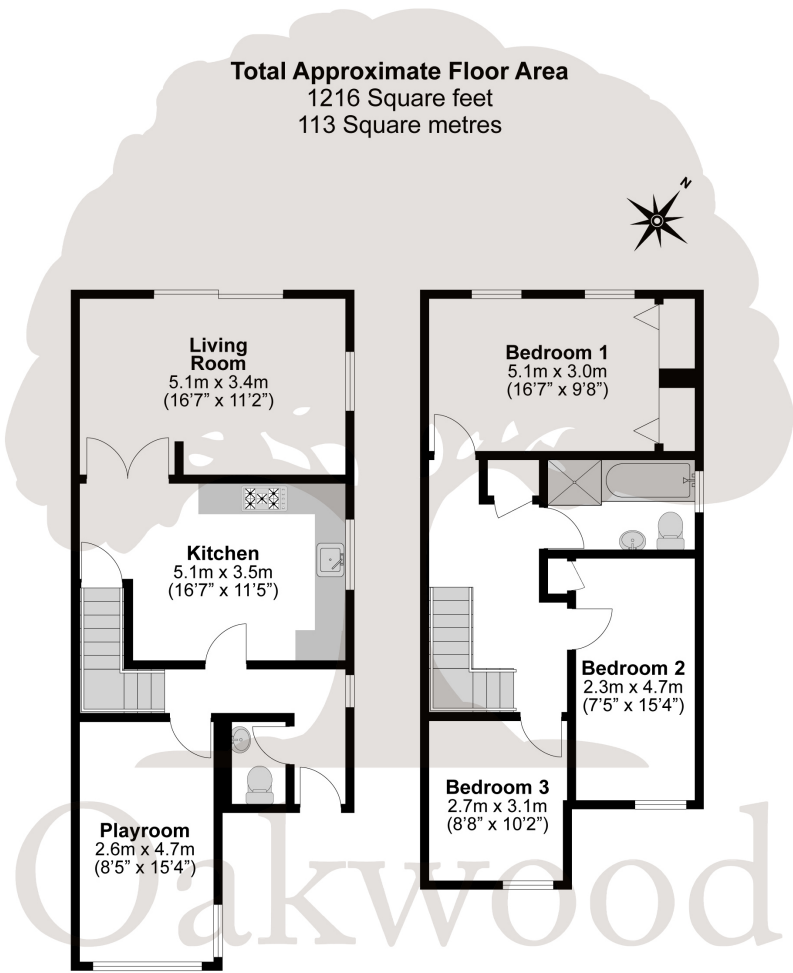
SECONDARY SCHOOLS:

- Burnham Grammar School
0.5 miles away State school
- Haybrook College
0.2 miles away State school

Council Tax

Band E

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.

