













This ground floor maisonette come to the market with the benefit of having no onward chain alongside further benefits of a private garden, garage and parking, this well presented two-bedroom maisonette is an appealing opportunity for first-time buyers, those looking to downsize and investors alike.

The property provides approximately 753 sq ft of accommodation, with a practical layout comprising a welcoming entrance hall leading through to the main living areas. The spacious living/dining room measures approximately 13'7" x 15'7" and provides plenty of room for both relaxing and entertaining. Double doors open directly onto the private rear garden, allowing natural light into the room. The separate fitted kitchen measures approximately 9'1" x 8'8" and offers a range of wall and base units, worktop space and an integrated oven and hob. There are two bedrooms, including a generous principal bedroom measuring approximately 9'8" x 14'4", with the second bedroom measuring approximately 6'5" x 11'1". A bathroom completes the internal accommodation.

Outside, the property benefits from its own private rear garden, featuring a paved patio area and lawn, providing space for outdoor seating, dining and relaxing. Further benefits include a separate garage measuring approximately 8'5" x 16'0", together with parking.

The combination of ground-floor accommodation, private outdoor space, garage and parking makes this a particularly attractive property. Situated in the popular Lent Rise area of Burnham, the property is conveniently placed for local shops, outstanding schools, transport links and the Elizabeth line.

Oakwood Estates

Property Information

- GROUND FLOOR TWO-BEDROOM MAISONETTE
- NO CHAIN
- PARKING
- 0.6 MILES TO TAPLOW TRAIN STATION CROSSRAIL
- NO ONWARD CHAIN
- REAR GARDEN
- SHARE OF FREEHOLD 934 YEARS REMAINING
- GARAGE
- CLOSE TO OUTSTANDING LOCAL SCHOOLS

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

Location

There are local convenience stores and takeaways within easy reach, while larger shopping facilities can be found at the nearby Bishop Centre, which offers a selection of shops, supermarkets, cafés and restaurants. Burnham High Street is also accessible, providing further independent shops, pubs and local services.

The surrounding area offers a range of recreational facilities and green spaces, with Burnham and the neighbouring villages providing plenty of opportunities for walking and outdoor activities.

Transport

Taplow railway station is approximately 0.6 miles away, providing Elizabeth line services towards Maidenhead, Reading and central London. Burnham railway station is approximately 1 mile away, offering an alternative Elizabeth line connection towards London and Reading.

There are also local bus stops close to the property, with stops on Eastfield Road approximately 0.01 miles away and further services around Coulson Way approximately 0.1 miles away, while the M4 motorway is readily accessible, connecting to Heathrow Airport, London and the west.

Schools

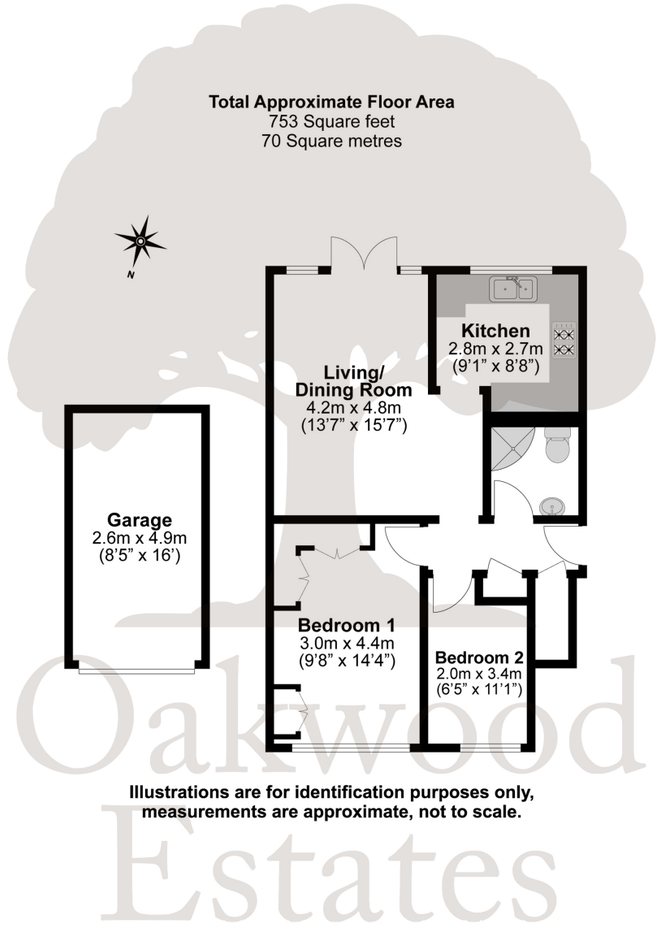
The property is well positioned for a selection of local primary and secondary schools, including:

Lent Rise School – 0.1 miles
Our Lady of Peace Catholic Primary and Nursery School – 0.6 miles
St Peter's Church of England Primary School – 0.7 miles
Priory School – 0.7 miles
Burnham Grammar School – 0.8 miles
St Nicolas' Church of England Combined School, Taplow – 0.9 mile

Council Tax

Band C

Floor Plan



Oakwood Estates

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.



