








This three bedroom semi-detached house offers spacious accommodation throughout and is situated on quiet cul-de-sac within close proximity to excellent local schools, shopping, train stations and motorways. The property is offered to the market in need of modernisation.






The ground floor features two reception rooms with the inclusion of a 12ft living room and an 11ft dining room. There is also a 15ft conservatory, a 10ft fitted kitchen and an entrance hall.

To the first floor there are three bedrooms (the master bedroom includes fitted cupboard space) and a shower room with a separate W.C.

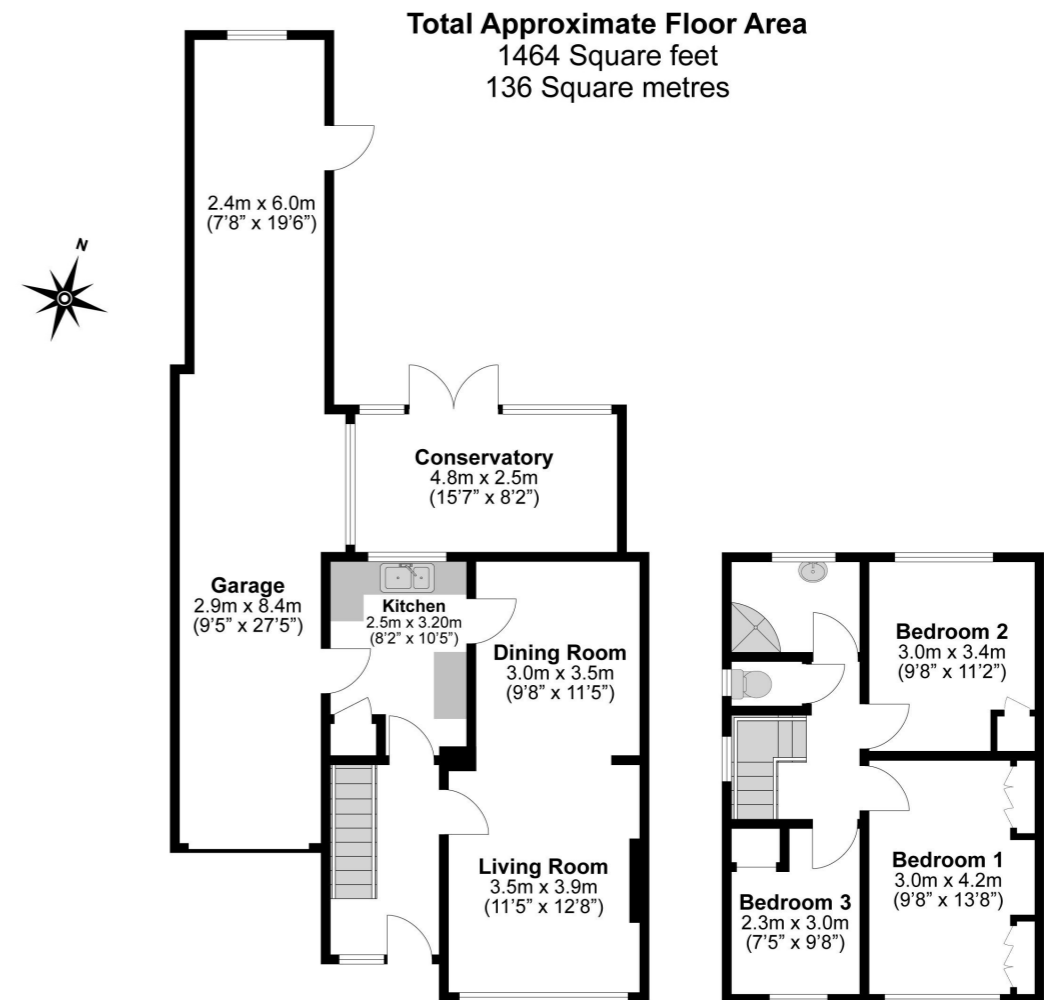
Externally the rear garden is generous and well enclosed and mainly laid to lawn with a patio area to the front. The garden provides access to the 19ft carport and 27ft double-length garage. To the front of house there is a paved driveway with parking for three cars.

This property is an excellent project purchase due to its spacious accommodation and convenient location.

-  THREE BEDROOM SEMI-DETACHED HOUSE
-  QUIET CUL-DE-SAC LOCATION
-  2 RECEPTIONS
-  27FT DOUBLE-LENGTH GARAGE
-  GENEROUS GARDEN

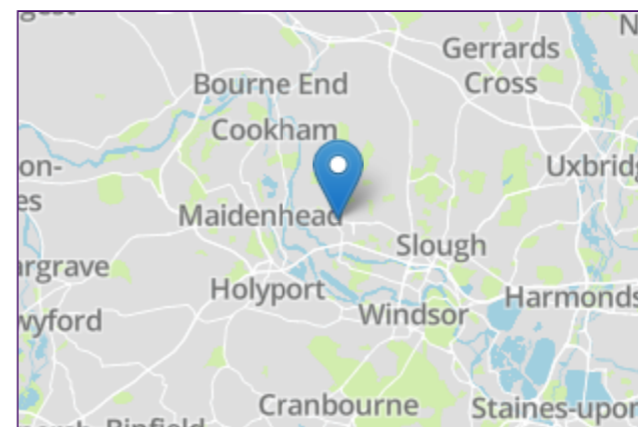
-  SPACIOUS ACCOMMODATION
-  NEEDS MODERNISATION
-  15FT CONSERVATORY
-  PARKING FOR 3 CARS
-  NO CHAIN

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



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.



**External**

The rear garden is generous and well enclosed and mainly laid to lawn with a patio area to the front. The garden provides access to the 19ft carport and 27ft double-length garage. To the front of house there is a paved driveway with parking for three cars.

**Transport Links**

Nearest stations:  
 Taplow (0.7 miles)  
 Burnham (0.9 miles)  
 Maidenhead (2.5 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 Village offers good local shopping facilities and the larger centres of Windsor, Maidenhead, Beaconsfield and High Wycombe are within easy reach and offer more extensive facilities. 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 is within easy reach, being about three miles away.

**Council Tax**

Band D