






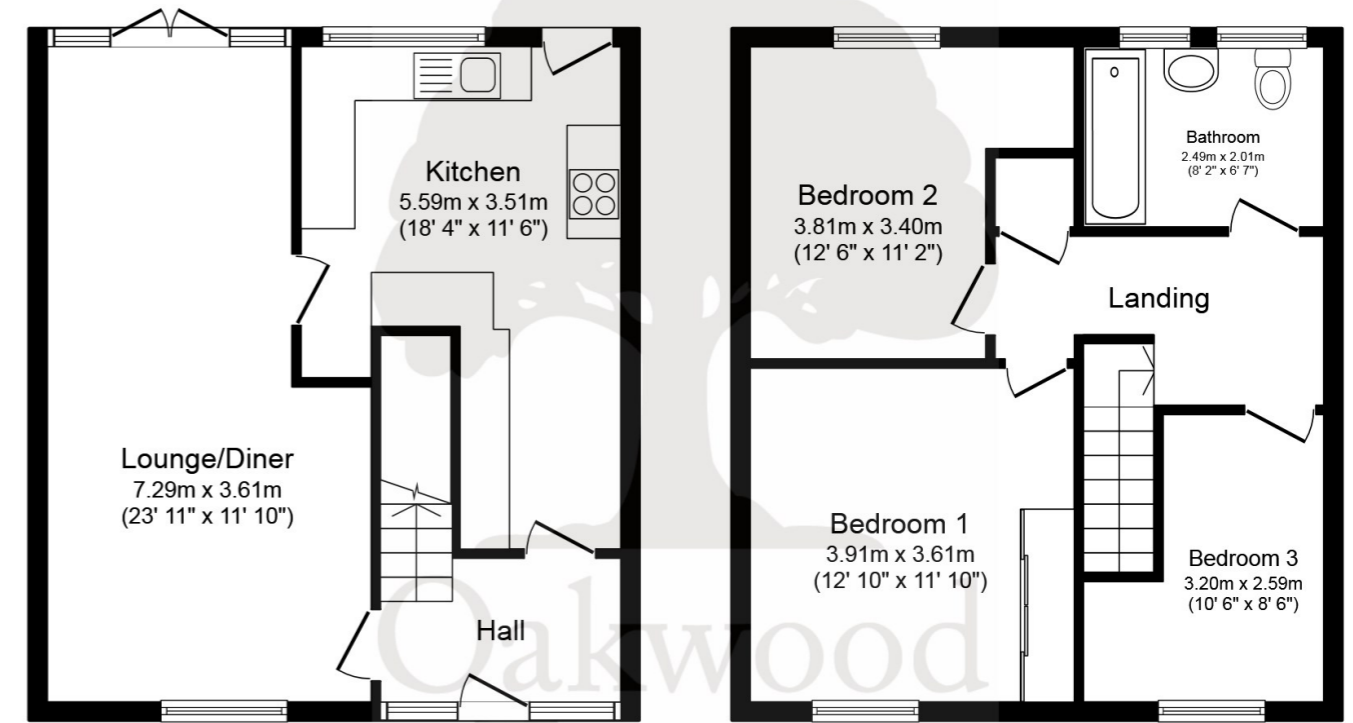
This three double bedroom terraced house is situated on a popular cul-de-sac within a short walk of Burnham High Street and within the catchment zone for Burnham Grammar School. The property is offered to the market as well presented and the ground floor features a double aspect 23ft sitting/dining room with French doors onto the rear garden, an 18ft fitted kitchen with utility area, and an entrance porch. To the first floor there are three double bedrooms and a three piece family bathroom. Externally the rear garden is low maintenance with a patio area incorporating a pergola, ideal for summer dining. To the front there is a well-manicured lawn area and pathway. This property is an excellent first time purchase or investment due to its convenient and quiet location. The property is offered to market with no onward chain allowing for the possibility of a quick sale.



Property Information

-  THREE DOUBLE BEDROOM MID-TERRACE
-  POPULAR CUL DE SAC LOCATION
-  SHORT WALK TO BURNHAM HIGH ST/GRAMMAR SCHOOL
-  LOW MAINTAINED PATIO GARDEN
-  NO CHAIN
-  23FT FAMILY/DINING AREA
-  UTILITY AREA
-  THREE PIECE BATHROOM

					
x3	x1	x1	0	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Ground Floor

First Floor

Total floor area 93.1 sq.m. (1,002 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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

Externally the rear garden is low maintenance with a patio area incorporating a pergola, ideal for summer dining. To the front there is a well-manicured lawn area and pathway.

Transport Links

Nearest stations:

Taplow (1.1 mi)

Burnham (1.1 mi)

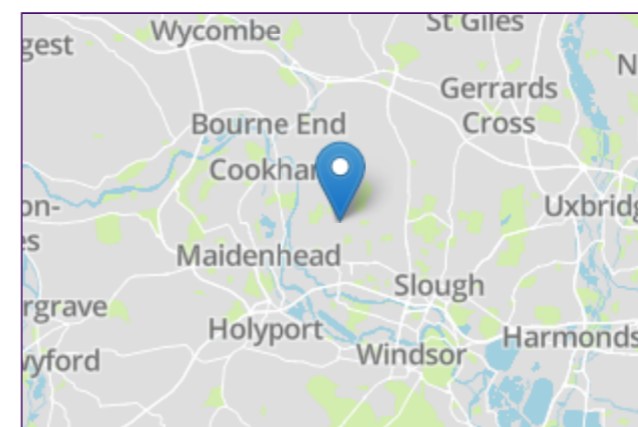
The M4 (jct 7) is approximately 3 miles distant, as is the M40 (jct 2) and these in turn provide access to the M25, M3 and Heathrow Airport. British Rail connections to Paddington are available from Taplow, Burnham and Maidenhead.

Location

Burnham Village offers good local shopping facilities and the larger centres of Beaconsfield, Slough and Maidenhead 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	