



This gated two bedroom detached bungalow is a deceptively spacious detached family home offering versatile and flexible accommodation. Located just a short commute from Burnham Village and is offered to the market on a large plot with potential to extend/re-develop (STP).

The property features a 16ft sitting room, an 11ft refitted kitchen, a 20ft utility/storage space, a home office, a three piece bathroom, two double bedrooms with built in storage, and an entrance hall and porch.

Externally, the rear garden is generous and mainly laid to lawn with a patio area ideal for summer dining, there is also a shed currently used as storage. To the front of the property there is a large front garden with parking for up to three cars and side access to the garden.

The surrounding area provides excellent schooling for children of all ages and the property is well placed for the M4 at Slough and the M40 junction 2 at Beaconsfield Old Town. Beaconsfield mainline station offers a direct route into Marylebone, London.





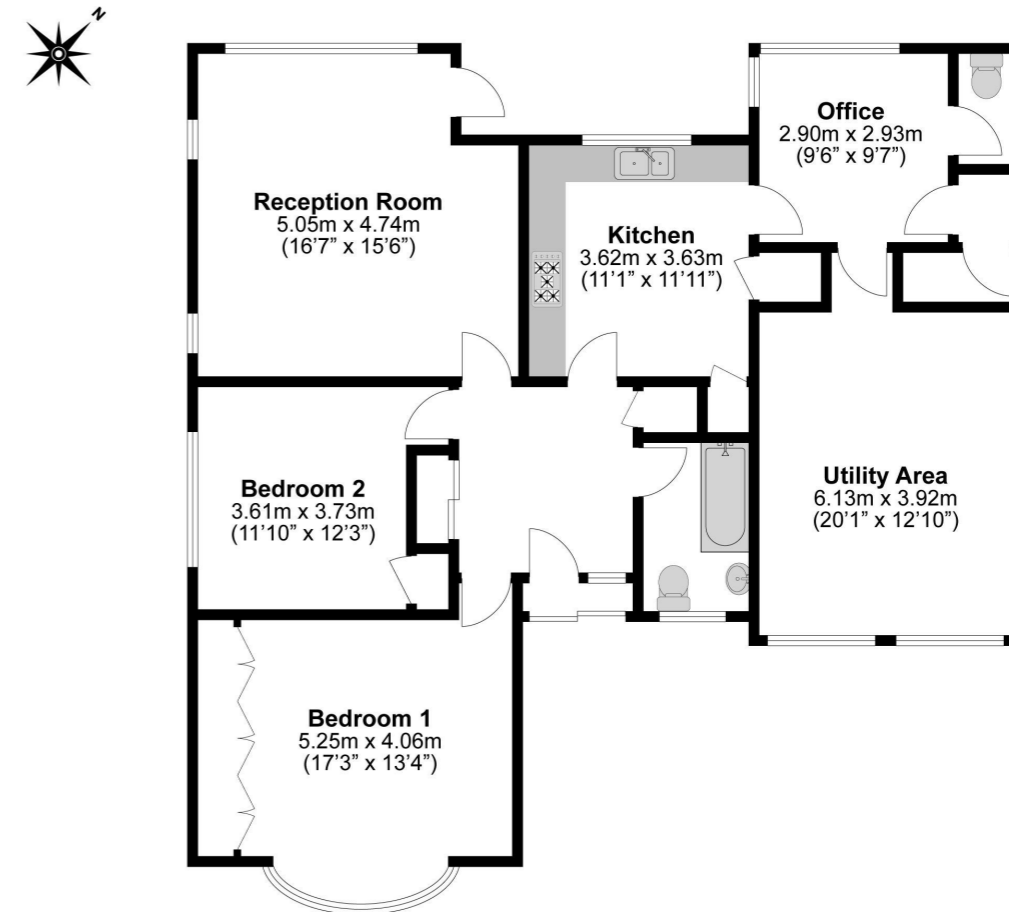
## Property Information

-  TWO DOUBLE BED DETACHED BUNGALOW
-  HIGHLY SOUGHT AFTER EXCLUSIVE ROAD
-  20FT UTILITY/STORAGE SPACE
-  VILLAGE LOCATION
-  LARGE PLOT
-  17FT MASTER WITH FITTED WARDROBES
-  GATED ACCESS
-  POTENTIAL TO EXTEND (STP)

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

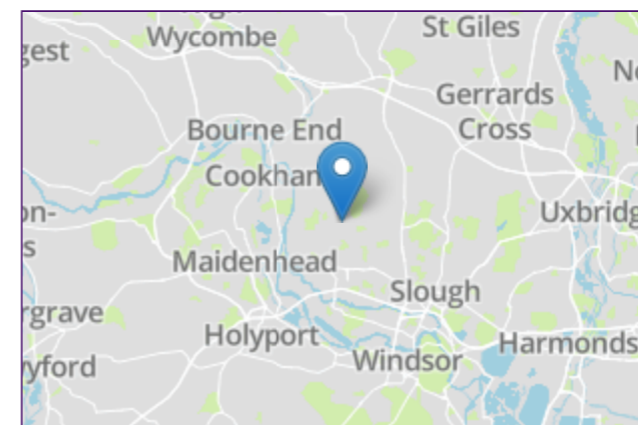
## Floor Plan

**Total Approximate Floor Area**  
1324 Square feet  
123 Square metres



**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.



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	74
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<small>Not energy efficient - higher running costs</small>			
<b>England, Scotland &amp; Wales</b>		<small>EU Directive 2002/91/EC</small>	

### External

Externally, the rear garden is generous and mainly laid to lawn with a patio area ideal for summer dining, there is also a shed currently used as storage. To the front of the property there is a large front garden with parking for up to three cars and side access to the garden.

### Transport

Nearest stations:  
Burnham (1.1 miles)  
Taplow (1.3 miles)

The property is well placed for the M4 at Slough and the M40 junction 2 at Beaconsfield Old Town.

### 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 F