

This extended three bedroom end of terrace house is nicely positioned just walking distance from both Burnham Grammar School and The Priory School as well as Burnham High Street with its variety of amenities and Burnham Train Station (Crossrail). The property lies on the southern perimeter of Burnham Park, which as well as having a range of playground and sports facilities, hosts many Community events including an open-air cinema, summer fairgrounds, classic car rallies, and the annual Donkey Derby

The property construction is 'No-Fines Concrete' and the current owners have recently had a structural survey which they are able to share on request.

The ground floor features two reception rooms with the inclusion of a 19ft bay-fronted living room with oak flooring and a 14ft dining room with bi-fold doors onto the rear garden. There is also a 19ft refitted quartz kitchen, a ground floor shower room and an entrance porch.

To the first floor there are three well-proportioned bedrooms and a contemporary three piece family bathroom.

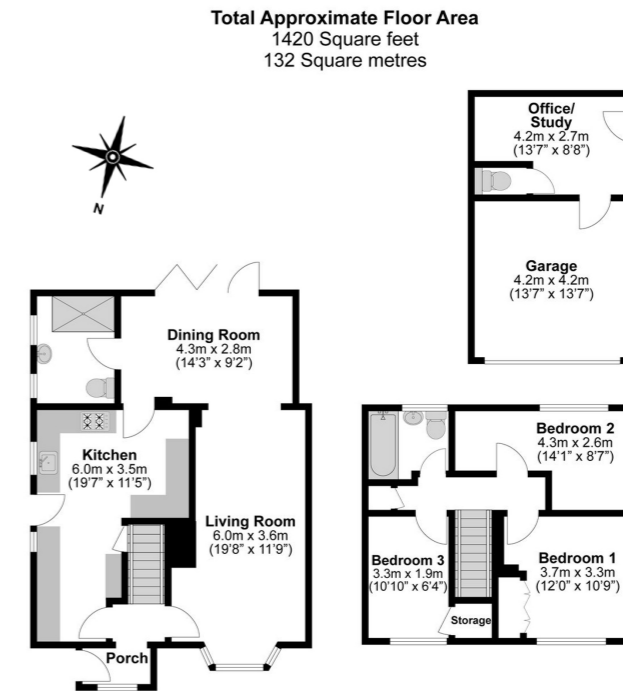
Externally, the south-facing rear garden has been landscaped to include a lawn area to the rear and space for a hot tub whilst to the front there is a large decked area ideal for summer dining and/or a BBQ. The garden incorporates a 22ft garage/home office with a W.C - this area could be adapted for use as an annexe if preferred. To the front of the property there is off street parking for up to three cars.

Property Information

-  EXTENDED THREE BEDROOM END OF TERRACE HOUSE
-  NEARBY TO BURNHAM GRAMMAR & PRIORY SCHOOLS
-  19FT LIVING ROOM WITH OAK FLOOR
-  2 BATHROOMS
-  PARKING FOR 3 CARS
-  NO-FINES CONCRETE
-  19FT QUARTZ FITTED KITCHEN
-  14FT DINING ROOM WITH BI-FOLDS
-  22FT GARAGE/HOME OFFICE
-  SOUTH-FACING LANDSCAPED GARDEN

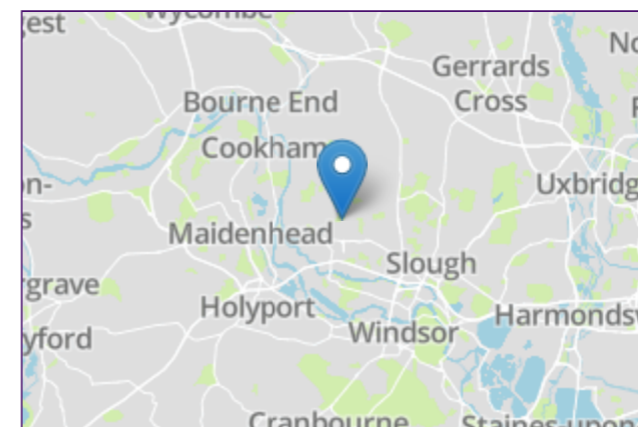
					
x3	x2	x2	x3	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		78
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

External

The south-facing rear garden has been landscaped to include a lawn area to the rear and space for a hot tub whilst to the front there is a large decked area ideal for summer dining and/or a BBQ. The garden incorporates a 22ft garage/home office with a W.C - this area could be adapted for use as an annexe in preferred. To the front of the property there is off street parking for up to three cars.

No-Fines Concrete

No-Fines Concrete is a lightweight concrete made up of only coarse aggregate, cement and water by omitting fines (sand or fine aggregates) from normal concrete. Very often only single sized coarse aggregate, of size passing through 20 mm retained on 10mm is used. No-fines concrete is becoming popular because of some of the advantages it possesses over the conventional concrete. The single sized aggregates make a good no-fines concrete, which in addition to having large voids and hence light in weight, also offers architecturally attractive look.

Additional Information

- The Home office regularly used as a Guest bedroom.
- The garage door is automated & was installed in 2020.
- The property benefits from "Everest" double glazing.
- Loft floor insulated and fully boarded.
- The kitchen was installed in 2022

Transport Links

Nearest stations:
Burnham (0.5 miles)
Taplow (1.4 miles)
Slough (2.9 miles)

Less than five minutes drive from the property is junction 7 of the M4 motorway which provides fast and easy access to Central London, Heathrow Airport and the M25 and M40 motorway network.

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