



This two double bedroom Victorian cottage is located right in the heart of Burnham Village and just a short walk from a range of amenities, transport links as well as Burnham Grammar School.

The property is also easily commutable to Burnham Rail Station (Queen Elizabeth Line).

The layout features two reception rooms with the inclusion of an 11ft living room and a 12ft dining room. There is also a fitted kitchen and ground floor bathroom.

To the first floor there are two double-sized bedrooms with the master bedroom incorporating a storage area.

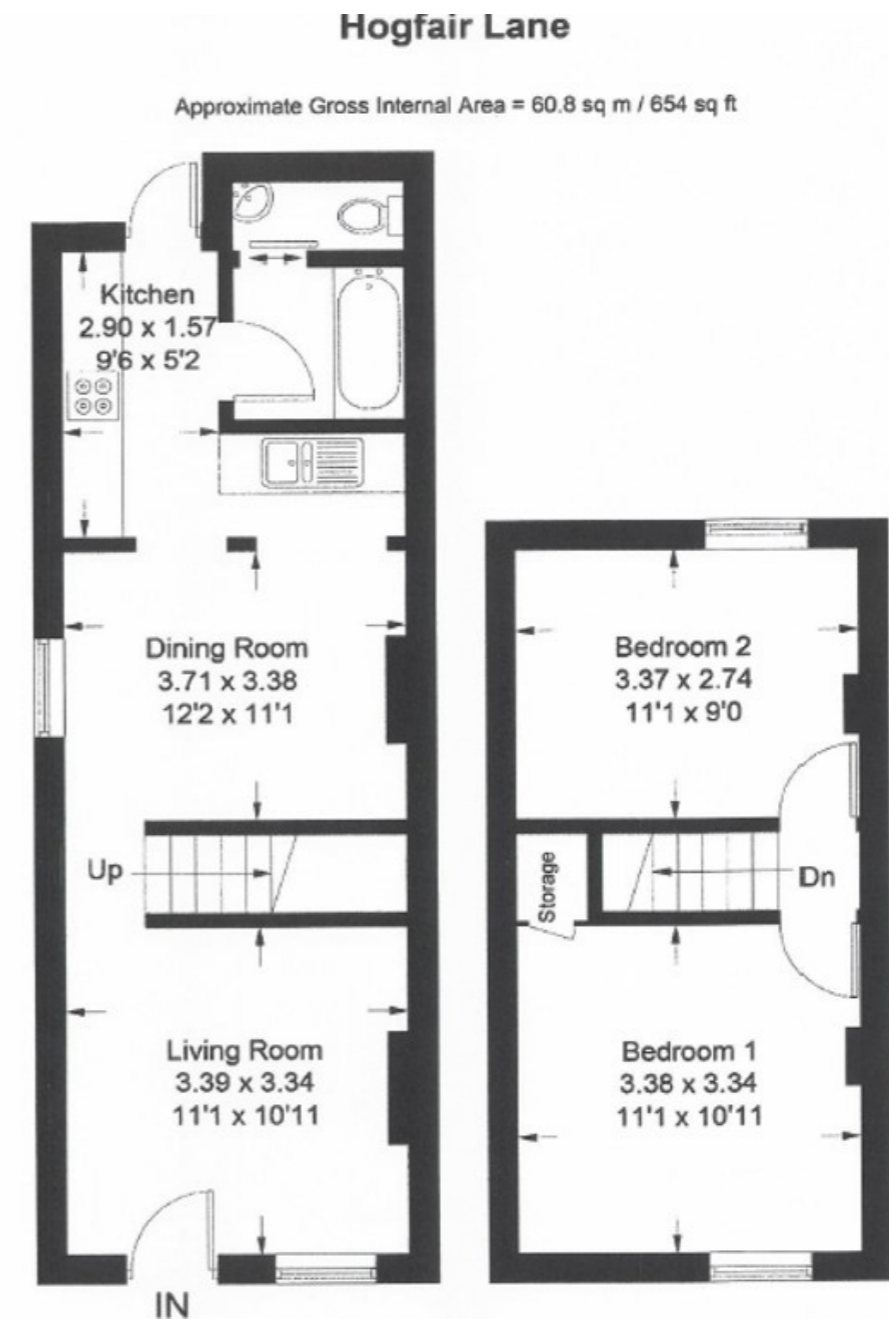
Externally, there is a wonderful south-facing garden, consisting of a decking area and a lawn.

The property benefits from gas central heating and a combi boiler and is offered to the market with no onward chain allowing for the possibility of a quick sale.

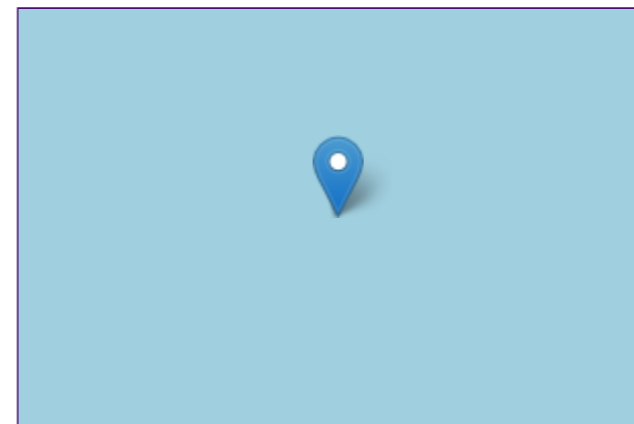


-  TWO DOUBLE BEDROOM VICTORIAN COTTAGE
-  SHORT WALK TO BURNHAM HIGH ST/GRAMMAR SCHOOL
-  12FT DINING ROOM
-  COMBI BOILER
-  NO CHAIN
-  CENTRAL VILLAGE LOCATION
-  11FT LIVING ROOM
-  GROUND FLOOR BATHROOM
-  LOW MAINTENANCE GARDEN

					
x2	x2	x1	0	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



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		87
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Education/Leisure

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, Jubilee River and Dorney Lake are within easy reach, being less than two miles away.

Council Tax

Band D

External

Externally, there is a wonderful south-facing garden, consisting of a decking area and a lawn.

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 M40 (junction 2) can be joined at Beaconsfield linking with the M25. The M4 (junction 7 approximately two miles away) also provides access to the M25 and the national road network giving access to London, Heathrow and the west. There is a mainline railway station in Burnham, offering services to Central London (Queen Elizabeth Line) and from Beaconsfield there is a service to Marylebone.