





# 49 Burnham Court Courthouse Terrace, Burnham, SL1 7ES

An extremely well presented three DOUBLE bedroom town house offered to the market with NO ONWARD CHAIN. This stunning family home is located in the sought after village of Burnham which offers good schools and convenient access to London via the M4 motorway and Burnham railway station (part of the Elizabeth Line) which is situated just 1.2 miles from the property. The accommodation comprises: spacious entrance hall, guest cloakroom, modern fitted kitchen/diner (with integrated appliances included), large living room with French doors opening out to a Juliet balcony, three excellent size double bedrooms, master bedroom with en-suite shower room and family bathroom. The property further benefits: driveway parking, large integral garage (17'5" x 8'8"), bespoke made built in wardrobes, built in storage, gas central heating and UPVC double glazing.

LEASEHOLD. The property is held on a lease with 30% ownership being sold and annual outgoings of combined Rent and Home Ownership Service Charge of £964.49.  
We are currently seeking confirmation of these charges from the vendor's solicitors.

**30% SHARED OWNERSHIP**

**STUNNING FAMILY HOME**

**LARGE INTEGRAL GARAGE**

**DRIVEWAY PARKING**

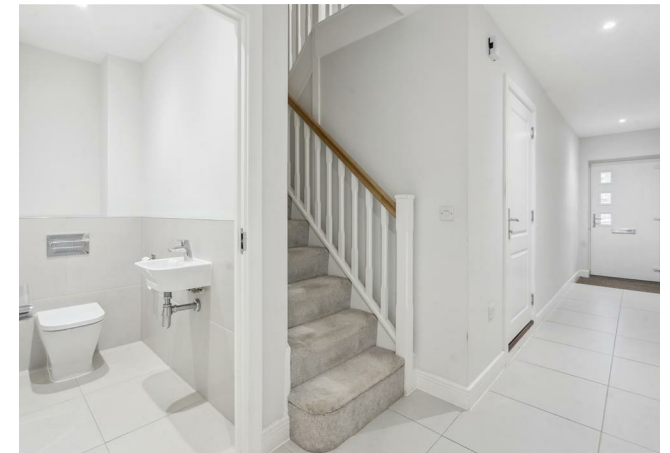
**IMMACULATE CONDITION THROUGHOUT**

**HIGH-SPEC FINISH**

**NEWLY BUILT IN 2022**

**WALKING DISTANCE OF BURNHAM & TAPLOW  
RAILWAY STATIONS**

**MASTER BEDROOM WITH EN-SUITE SHOWER ROOM  
THREE STORY TOWN HOUSE**









Approximate Gross Internal Area  
 Ground Floor = 30.6 sq m / 329 sq ft  
 First Floor = 45.4 sq m / 489 sq ft  
 Second Floor = 42.8 sq m / 461 sq ft  
 Garage = 13.8 sq m / 148 sq ft  
 Total = 132.6 sq m / 1,427 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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