







### Property Description

This immaculately presented, extended four-bedroom, semi-detached family home located in a popular residential area of Burnham, is now offered for sale with no onward chain.

Situated just 0.2 miles from Burnham High Street & 1.3 miles to Burnham's Elizabeth Line Railway Station leading directly into Central London. Easy access the M4 and M40 Junctions plus close to regular bus routes. It is within catchments of established Primary schools and the well sought after Burnham Grammar School.

Finished to a high specification this home comprises of two reception areas with one measuring 33 Ft consisting of an open plan kitchen with island/ dining/ living area with dual aspect bi-folding doors, under floor heating and integrated appliances with ample storage. Spacious bedrooms, ground floor cloakroom, family bathroom and an en-suite will fulfil your family's needs. Integrated garage for storage or a car as well as a driveway provides you off street parking.

Viewing is a must! For more information or to book a viewing, please contact Connells on 01753 810870.

### Ground Floor:-

#### Entrance Porch

Side aspect window, radiator, fitted store cupboard, tiled floor.

#### Entrance Hall

Radiator, stairs to first floor, bespoke under stairs storage cupboard/ drawers.

#### Inner Hallway

Plumbing for washing machine and space for tumble dryer above, tiled floor

#### Cloakroom Room

Front aspect window, wash hand basin with vanity unit, WC, heated towel rail, extractor fan, fully tiled

#### Lounge

13' 7" max x 11' 5" max (4.14m max x 3.48m max). Front aspect window, fireplace, radiator

#### Living / Dining Area

33' 5" max x 17' 3" max (10.19m max x 5.26m max). Dual aspect bi-folding doors leading to rear & side garden, ample spotlights, under floor heating

#### Fitted Open Plan Kitchen

Rear aspect window, substantial wall and base units with Quartz work tops, single sink unit with mixer tap & integrated drainer. Other integrated appliances include five ring gas hob, oven, grill, dishwasher, refuse waste bin, electric plug sockets with USB ports, two hidden cutlery drawers, large island with Quartz work top with cupboards and drawer under and lighting above, door to rear garden

## First Floor Landing

Storage cupboard, access to loft

### Bedroom One

20' 3" x 8' 7" (6.17m x 2.62m)

Dual aspect windows, radiator, space for multiple wardrobes

### En-Suite

Side aspect window, fully tiled shower cubicle with rainfall shower head & wall mounted shower attachment, wash hand basin with vanity unit, WC, heated towel rail, extractor fan, fully tiled

### Bedroom Two

11' 5" max x 11' 1" excluding door recess (3.48m max x 3.38m excluding door recess)

Front aspect window, radiator

### Bedroom Three

10' max x 10' 11" max (3.05m max x 3.33m max). Rear aspect window, radiator

### Bedroom Four

8' 6" x 7' 9" (2.59m x 2.36m)

Front aspect window, radiator

## Family Bathroom

Rear aspect window, shower cubicle bath with mixer tap, rainfall shower head and wall mounted shower attachment, glass shower screen, wash hand basin with vanity unit, WC, heated towel rail, extractor fan, fully tiled

## Outside:-

### To The Front

Well presented with bespoke design block paved driveway, electric charger point, wall mounted lights, access to garage and gate to garden

### Private Side & Rear Garden

Mainly laid to artificial grass, patio area, two outside taps, wall mounted lights and security light, door to garage and gate to driveway

## Integrated Garage

17' 6" max x 8' 3" excluding recess (5.33m max x 2.51m excluding recess). Side aspect window, electric rolling door, boiler area consisting of wall mounted boiler & water tank, radiator, door to side garden







**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: Awaited**

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Tenure: Freehold



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