

The **Frost** Partnership

Burnham Office: T: 01628 666632 E: burnham@frostweb.co.uk

Lent Rise Road, Burnham, Buckinghamshire, SL1 7NY

Guide Price £315,000 (Freehold)



- Opposite Lent Rise School
- Scope to extension S.T.P.P
- Landscaped garden and outbuilding
- 0.9 miles to Burnham Grammar School
- 0.8 miles to Taplow Station (CROSSRAIL)
- No onward chain

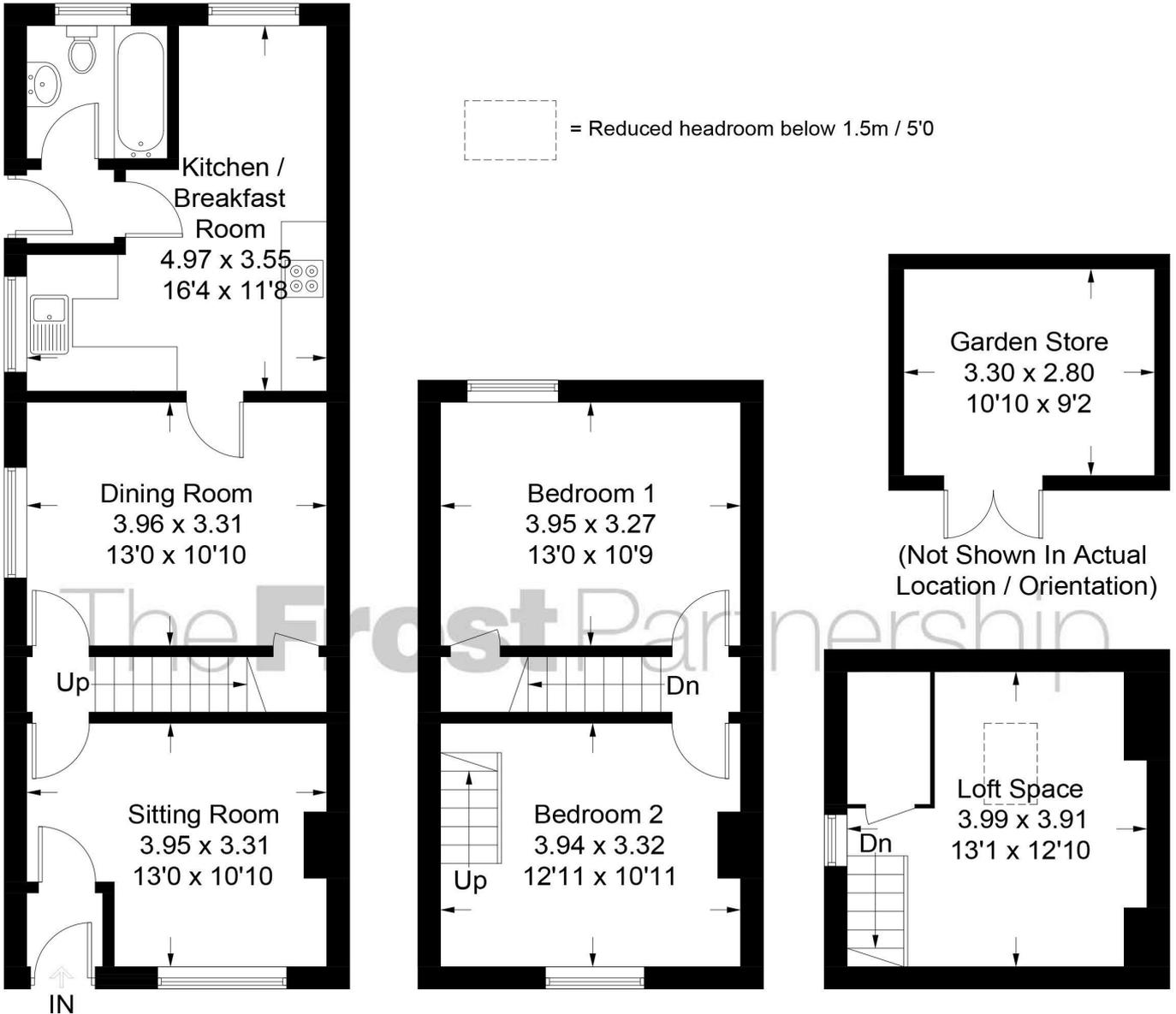
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Lent Rise Road

Approximate Gross Internal Area = 96.6 sq m / 1040 sq ft

Garden Store = 9.2 sq m / 99 sq ft

Total = 105.8 sq m / 1139 sq ft



Ground Floor

First Floor

Loft Space

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. (ID557629)

THE PROPERTY:

The ground floor accommodation comprises an entrance porch, living room, dining room, kitchen/breakfast room and ground floor bathroom. On the first floor are two double bedrooms and staircase to the loft space/area. Immediately to the rear of the property is an extensive patio area and landscaped gardens. At the back of the garden is a brick-built garden store/workshop. Offered for sale with no onward chain.

SITUATION:

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) 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 Paddington and from Beaconsfield there is a service to Marylebone. Burnham is included within the Crossrail scheme.

EDUCATION / LEISURE 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.

PLEASE NOTE:

Energy Efficiency Rating - D. Please contact us for a full Energy Performance Certificate (EPC).

VIEWING:

Via The Frost Partnership, 73 High Street, Burnham
Telephone: 01628 666632 Email: burnham@frostweb.co.uk

AGENT'S NOTE

Mortgage Advice Bureau (MAB)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Mortgage Advice Bureau (MAB). They are one of the largest mortgage brokers in the country and provide specialist mortgage advice. They can search thousands of mortgage deals to find the right one for you and due to their size have exclusive rates from many lenders that cannot be found on the high street or anywhere else. MAB have won over 70 national awards for the quality of their advice and service during the last five years. It is your decision whether you choose to deal with MAB. Should you decide to use MAB, The Frost Partnership will receive a referral fee of £300 inclusive of VAT from MAB. You will not have to pay anything with regard to this to The Frost Partnership.

Home Legal Services (HLS)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Home Legal Services (HLS) for conveyancing services. HLS provide us with a panel of quality conveyancing solicitors who operate on a fixed fee and a no sale, no fee arrangement, with 24/7 online case reports keeping you up to date at all times. It is your decision whether you choose to deal with HLS. Should you decide to use HLS, The Frost Partnership will receive a referral fee of £250 inclusive of VAT from HLS. You will not have to pay anything with regard to this to The Frost Partnership.



Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.