



SIMMONS & SON



Almond Road, SL1 8HX

Offers In Excess Of £525,000 Freehold

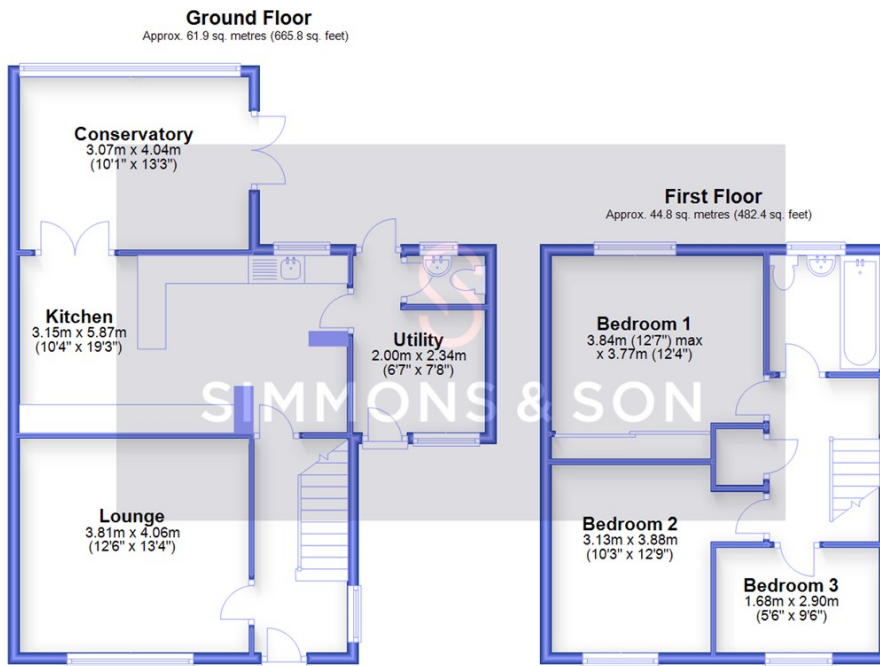
THREE BEDROOM END TERRACE FAMILY HOME - POTENTIAL TO EXTEND STPP

This three bedroom end terrace family home is conveniently situated in a quiet residential road in Burnham village close to local amenities and within walking distance to Burnham train station.

The property benefits from spacious lounge, modern fitted kitchen, conservatory, utility room, downstairs cloakroom, three bedrooms, family bathroom, private rear and front garden, driveway parking, gas central heating, double glazing. Planning permission was previously granted to erect a double storey side extension (Lapsed).



Almond Road, Burnham , South Buckinghamshire, SL1 8HX



Total area: approx. 106.7 sq. metres (1148.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of a valuation or for any legal purpose.
Plan produced using PlanUp.

- Three Bedroom End Terrace Family Home
- Modern Fitted Kitchen
- Conservatory
- Utility Room & Downstairs Cloakroom
- Planning Permission for Double Storey Side Extension (Lapsed)
- Burnham Village
- Driveway Parking
- Council Tax Band : D
- GCH & DG
- EPC : D



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

These particulars are intended as a general guide only and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility. Intending purchasers or tenants should satisfy themselves as to the accuracy of all statements and representations before entering into any agreement. We have not carried out a survey or checked the services, appliances or fixtures and fittings. Room dimensions should not be relied upon for carpets or furnishings. No employee or partner of B Simmons & Son has authority to make or give any representation or warranty in relation to the property. All negotiations for this purchase must be made through B Simmons & Son.