



SIMMONS & SON



Thirlmere Avenue, Burnham, SL1 6EB

Offers In Excess Of £270,000 Leasehold

Welcome to this two-bedroom ground floor maisonette located in the picturesque village of Burnham. Situated in a quiet residential road, this property offers a cozy and inviting atmosphere for its future owners.

The maisonette boasts two spacious double bedrooms, perfect for a small family, a couple, or even as a home office for those who require extra space. With no onward chain, you can swiftly make this property your own and settle into the tranquil surroundings of Burnham village.

This delightful home comes with the added benefit of a spacious private garden with side pedestrian access. Whether you are looking to step onto the property ladder or seeking a peaceful retreat away from the hustle and bustle of city life, this maisonette offers a perfect blend of comfort and convenience being within walking distance to Burnham Train Station offering links to central London.

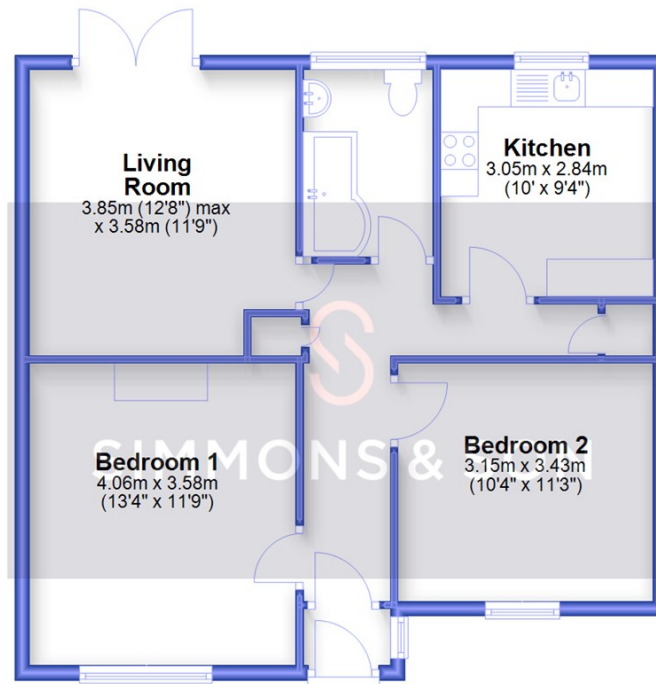
Don't miss out on the opportunity to own a piece of Burnham village with this lovely two-bedroom maisonette. Contact us today to arrange a viewing and take the first step towards making this property your new home.



Thirlmere Avenue, Burnham, Berkshire, SL1 6EB

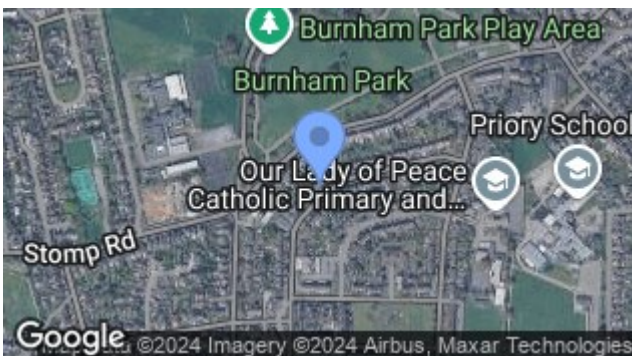


Ground Floor



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.

- Two Bedroom Ground Floor Maisonette
- Spacious Lounge Leading to Private Rear Garden
- Side Pedestrian Access
- Front Garden
- Potential to Extend STPP
- Close to Burnham Train Station
- Lease Remaining : 91 Years
- Service Charge : £0
- Ground Rent : £TBC
- EPC - D
- Council Tax Band - C



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		1	1
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		1	1
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 Simmonds & 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 Simmonds & Son.