



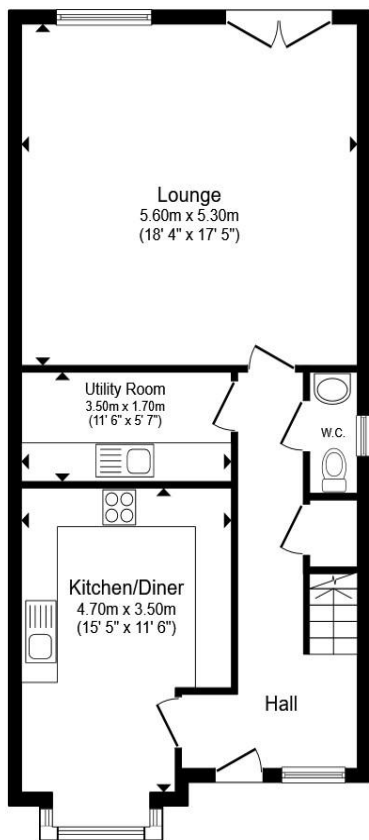
Lent Rise Road, Burnham, Slough, SL1 7BH

welcome to

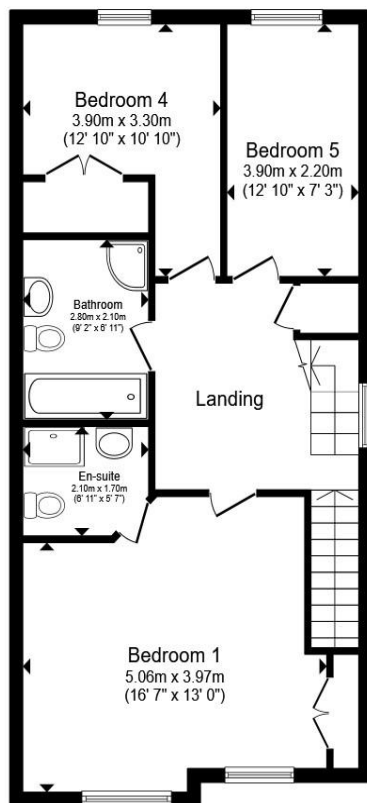
Lent Rise Road, Burnham Slough

A modern executive five bedroom detached family home, built in 2010, presented in excellent decorative order throughout. The property offers generous size accommodation over 3 floors. Outside is a beautifully landscaped enclosed garden, garage and parking to front and rear. A fabulous five bedroom detached town house with generous accommodation across three floors, located in Burnham village. The property benefits from a quality fitted kitchen/diner, huge lounge, cloakroom, family bathroom plus two en suites. Outside is a beautifully landscaped enclosed rear garden perfect for alfresco dining, plus garage and parking to front and rear.

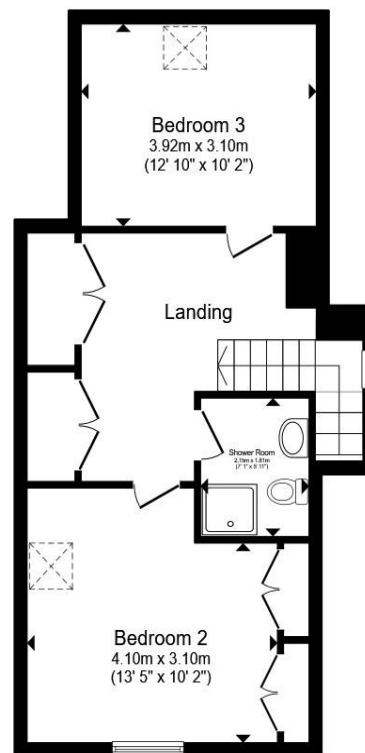




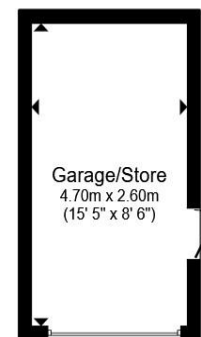
Ground Floor



First Floor



Second Floor



Outbuilding

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Total floor area 196.5 m² (2,115 sq.ft.) approx

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.propertybox.io

welcome to

Lent Rise Road, Burnham Slough

- Exclusive Executive Home
- Five Bedrooms
- Bathroom and Two En-Suites
- Accommodation over Three Floors
- Excellent Location

Tenure: Freehold EPC Rating: C
Council Tax Band: E

Burnham is a thriving village located close to Windsor, Eton, Slough, Maidenhead and Reading with Taplow Station (CROSSRAIL) less than 1 mile away from the property. The house is extremely well connected as it is only 1.8 miles from Junction 7 of the M4, 6 miles from J2 of the M40 and just 12 miles from Heathrow Terminal 5.

It is 0.2 miles from the excellent Lent Rise School and only 1 mile to Burnham Grammar School perfectly placed for a family with children of all ages. The house also benefits from other family-friendly amenities on the doorstep, including Odds Farm, Dorney Lake and the National Trust's Cliveden House.

offers in excess of

£750,000



Please note the marker reflects the
postcode not the actual property

view this property online rogerplatt.co.uk/Property/BRH108470



Property Ref:
BRH108470 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Roger Platt is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.


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