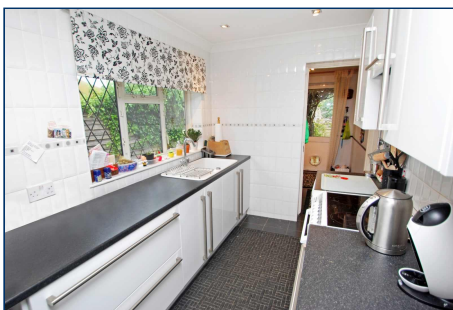


The **Frost** Partnership

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

Oxford Avenue, Burnham, SL1 8HR

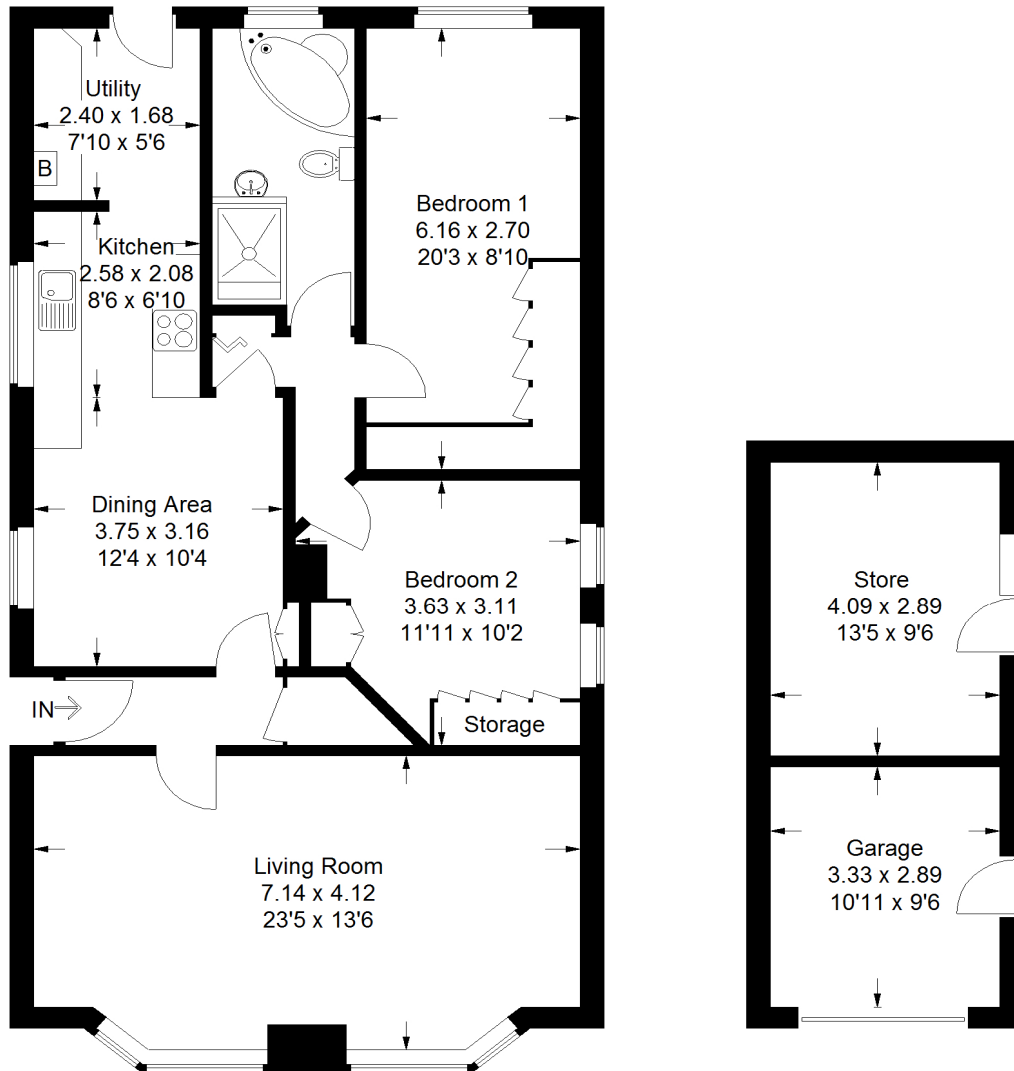
Asking Price £495,000 (Freehold)



- **Detached bungalow**
- **South facing rear garden**
- **1.1 miles to Burnham Grammar School**
- **North of Burnham Village**
- **Scope for extension S.T.P.P**
- **0.8 miles to Burnham Village**

Oxford Avenue

Approximate Gross Internal Area
96.7 sq m / 1041 sq ft
Garage / Store = 22.4 sq m / 241 sq ft
Total = 119.1 sq m / 1282 sq ft



(Not Shown In Actual
Location / Orientation)

The **Frost** Partnership

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. (ID255612)

THE PROPERTY

A spacious detached bungalow located in a well-regarded location to the north of Burnham Village. In our opinion the property offers considerable scope for extension, subject to the necessary consents. Recent improvements include a refitted kitchen and replacement Vaillant gas fired boiler. The ground floor accommodation comprises an entrance hall, living room, open plan kitchen/dining room, utility room, two double bedrooms and bathroom with separate bath and shower. To the rear of the property is large south facing garden extending to approximately 65ft in depth. Within the garden is a substantial outbuilding/store. The property is located approximately 0.8 miles to Burnham Village, 1.1 miles to Burnham Grammar School and 3 miles to Burnham Train Station.

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 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 which is scheduled for completion in 2019.

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, Jubilee River and Dorney Lake are within easy reach, being less than two miles away.

PLEASE NOTE

Energy Efficiency Rating - TBC. Please contact us for a full copy of the Energy Performance Certificate (EPC).

VIEWING:

Via The Frost Partnership, 90 High Street, Burnham

Telephone: 01628 666632 Email: burnham@frostweb.co.uk

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.