

NEAR BURNHAM, Berkshire



**ENTRANCE HALL : LOUNGE : DINING ROOM : CONSERVATORY : KITCHEN
3 BEDROOMS : FAMILY BATHROOM : GAS-FIRED CENTRAL HEATING
DOUBLE GLAZED WINDOWS : SECLUDED GARDEN : GARAGE
CLOSE PROXIMITY TO LOCAL PRIMARY SCHOOLS : 1 MILE TO BURNHAM STATION
(PADDINGTON LINE), M4 JUNCTION 7 AND BURNHAM VILLAGE : NO CHAIN**

PRICE...£249,950...FREEHOLD

IN ASSOCIATION WITH



SALES & LETTINGS OFFICES:
BOURNE END 1628 522568
SLOUGH 01753 523295
TWYFORD 01189 341000

PROFESSIONAL DEPARTMENT:
Contact 0845 6014206

FINANCIAL SERVICES:
Contact 01753 52671

ASSOCIATED OFFICES IN BURNHAM, IVER AND FARNHAM COMMON



16 Ennerdale Crescent BURNHAM, Berkshire, SL1 6EH

A delightful semi-detached house which is located on the ever popular Priory Estate. The property has the benefit of a conservatory, garage and private rear garden. Internal viewing recommended.

Directions: Proceed down Burnham High Street. At the 'T' junction turn right and continue to the next 'T' junction, turning left into Priory Road. After a short distance turn right into Derwent Drive and continue for a further 150 yards where Ennerdale Crescent will be found on the right hand side.

GROUND FLOOR

ENTRANCE HALL with double radiator; 'Honeywell' thermostat.

LOUNGE 13'11 (4.24m) x 13' (3.96m) with attractive Yorkstone fireplace, hearth and mantle incorporating coal effect gas fire; double glazed window; double radiator; coving. Archway to:

DINING ROOM 11'6 (3.5m) x 11' (3.35m) with radiator; coving; sliding patio doors to:

CONSERVATORY 18'5 (5.61m) x 8'3 (2.51m) with plumbing for washing machine; casement door to side entrance; sliding patio doors to rear garden; 'Zanussi' dishwasher.

KITCHEN 11' (3.35m) x 7'6 (2.28m) with 1½ bowl sink unit cupboards beneath; range of working top units with cupboards beneath; range of eye level cupboards; 4 ring gas hob with oven beneath, extractor hood; integrated fridge/freezer; deep storage cupboard housing 'Potterton' gas-fired boiler; fully tiled walls; casement door to Conservatory; double glazed window.

FIRST FLOOR

LANDING double glazed window; access to loft with attachable ladder.

BEDROOM 1 14' (4.26m) x 11'11 (3.63m) measurements include fitted wardrobe cupboard with glass fronted sliding doors; radiator; double glazed window.

BEDROOM 2 12'11 (3.93m) x 11' (3.35m) measurements include range of wardrobe cupboards with glass fronted sliding doors; radiator; double glazed window.

BEDROOM 3 10'7 (3.22m) narrowing to 7'5 (2.26m) x 7'4 (2.23m) with double glazed window; radiator; fitted wardrobe cupboard with shelved cupboard above; coving.

FAMILY BATHROOM 8'6 (2.59m) x 7'3 (2.21m) panel enclosed bath with mixer taps and shower attachment, separate shower unit, pedestal hand basin, low level wc; double radiator; shelved linen cupboard housing hot water tank; double glazed window; double radiator; fully tiled walls.

OUTSIDE

GARAGE 16'6 (5.03m) x 8'2 (2.49m) with up-and-over door, light and power points.

REAR GARDEN paved patio leading to lawned garden with shaped shrub bed and ornamental conifer trees. The garden is screened by panelled fence and high conifer hedge; water tap; water feature.

FRONT GARDEN laid to lawn; parking; shared driveway.

LOCAL AUTHORITY Slough Borough Council

For an appointment to view please contact:

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Note: These particulars are produced in good faith, having been prepared as a general guide. Hunt & Nash give notice that they do not constitute any part of a contract. We have not carried out a survey, nor tested the services, appliances and specific fittings if any. Room sizes should not be relied on for carpets and furnishings.