

# OAK END

BURCHETTS GREEN



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BURCHETTS GREEN ROAD

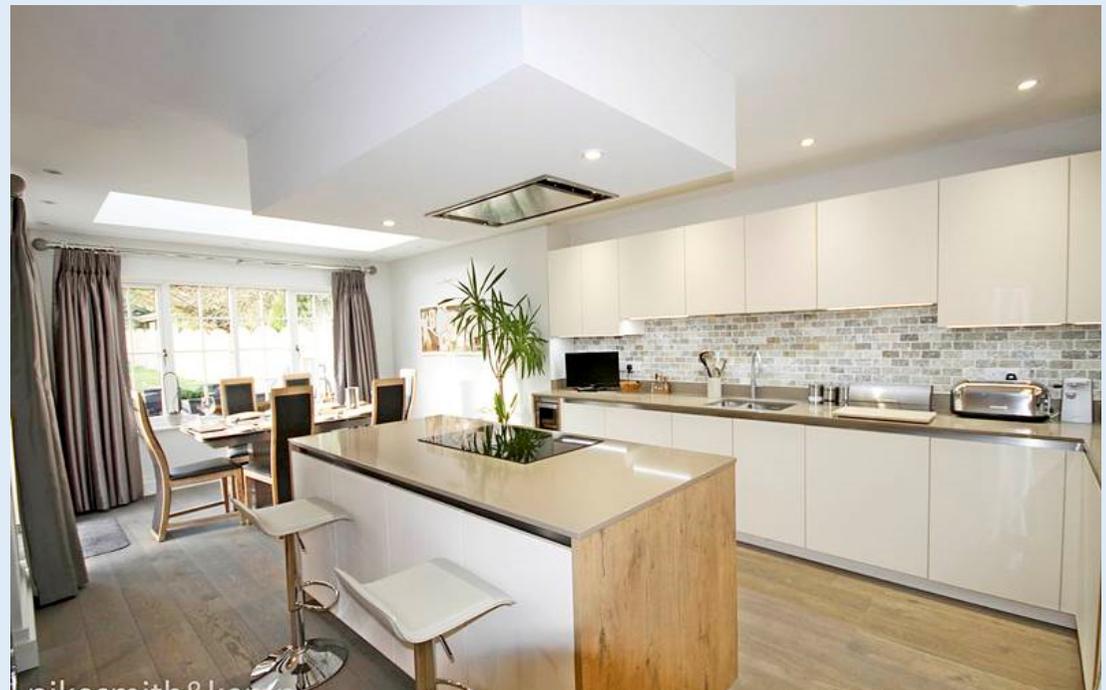
BURCHETTS GREEN, BERKSHIRE, SL6 6QS

**Oak End is a superb four bedroom detached home built to a high specification and offers flexible living perfect for the modern family. The property is located in a sought after village location within easy reach of Henley, Marlow and Maidenhead.**

Arranged over two floors the accommodation features a stunning open plan kitchen/living/dining area with French door leading to the generous west facing enclosed rear garden and patio area. Further to the ground floor is a family room, utility room and cloakroom. The first floor benefits from a master bedroom with fitted wardrobes and en-suite bathroom, guest bedroom with en-suite shower room, two further bedrooms and a family bathroom

**Outside:** The fully enclosed west facing rear garden is mainly laid to lawn with a spacious patio area. To the front is a private gated block paved driveway providing parking for several cars, garage and planted hedging.

**Location:** Burchetts Green is a sought after village within a short drive of the three riverside towns of Marlow, Maidenhead and Henley on Thames. Local recreation facilities include walking, cycling and riding at nearby National Trust Lands, golf at Temple, Castle Royal and Harleyford, rowing at Marlow Rowing Club as well as the National Sports Centre at Bisham Abbey with a variety of indoor & outdoor sports.





## OVERVIEW

- High specification finish
- Stunning open-plan kitchen/living/dining room
- Family room
- Utility & Cloakroom
- Four double bedrooms with fitted wardrobes
- Two en-suite bathrooms & family bathroom
- Private gated driveway & garage
- Good sized west facing rear garden
- NHBC Warranty

**PRICE: £949,950 FREEHOLD**

## SUPPLEMENTARY INFORMATION

**Services:** Mains gas, electricity, drainage and water

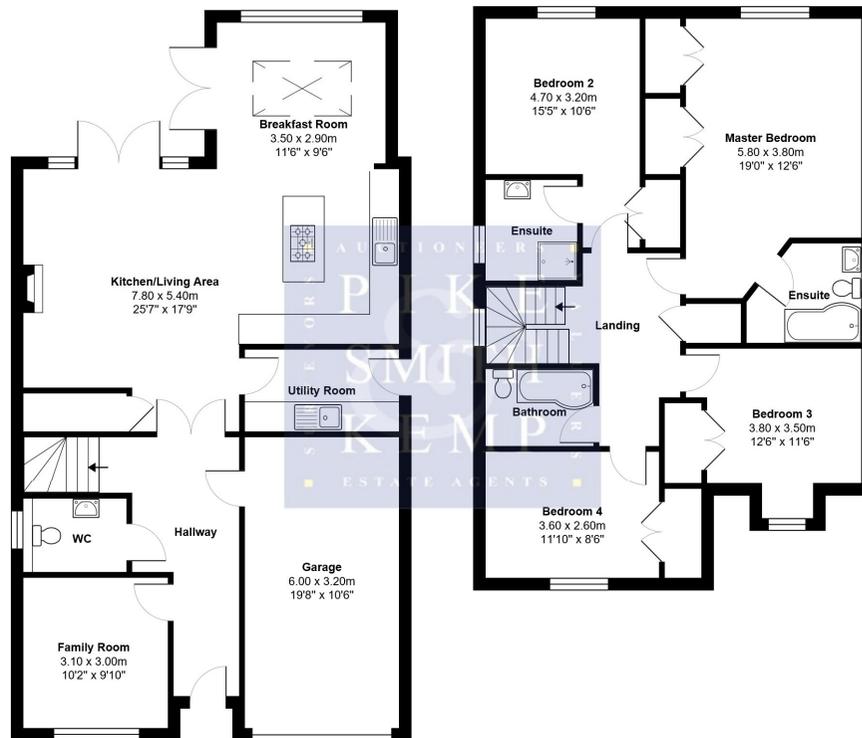
**Heating:** Air source heat pump

**Local Authority:** Windsor & Maidenhead Council

**EPC Band:** B

## Burchetts Green Road, Burchetts Green SL6 6QS

Total Area: 171.3 m<sup>2</sup> ... 1844 ft<sup>2</sup>



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.

## DIRECTIONS

From Maidenhead town centre proceed west along the A4 Bath Road towards Reading. Pass across the roundabout over the A404 Marlow bypass and just after passing the Shire Horse pub, turn right into Burchetts Green Lane. Proceed to the end of this road and turn right into Burchetts Green Road where the property can be found on the left hand side.

## COMMUTING

The M4 and M40 motorways are easily accessible, both provide access to Heathrow and the national motorway network. Transport Rail links to Paddington, via Maidenhead with Cross Rail expected in 2019.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		90
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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## Marlow - Cookham - Maidenhead-Thame

