



SIMMONS & SON



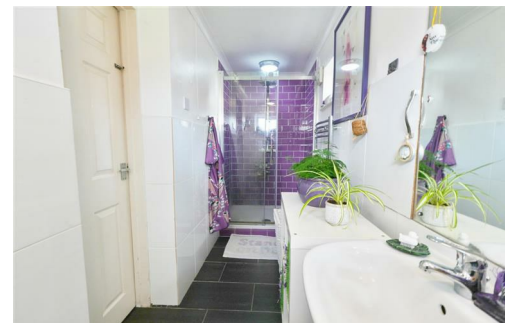
Calbroke Road, Berkshire, SL2 2HY

Guide Price £450,000 Freehold

Located on Calbroke Road, this well-presented extended three-bedroom end-terrace property combines generous living space with everyday practicality.

The ground floor features two spacious reception rooms, including a light-filled lounge that flows seamlessly into a bright sunroom. At the heart of the home is an expansive kitchen/diner complete with a separate utility area, making it perfect for family meals and entertaining. A convenient downstairs shower room supplements the main family bathroom on the first floor.

Outside, the property benefits from off-street parking for two cars and private rear garden with side pedestrian access. Set in a popular area close to local schools and amenities, this ideal family home offers both comfort and convenience.



A bright, airy living room with a large window overlooking a garden. The room features a wooden coffee table, a white sofa, a large potted plant, and a glass display cabinet. A large abstract painting is on the wall.



Sun Room
2.09m x 2.78m
(6'10" x 9'1")

Living Room
6.70m (22')
x 3.39m (11'1") max

Kitchen/Breakfast Room
7.29m x 3.41m
(23'11" x 11'2")

Utility

Shower Room

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Bedroom 2
2.75m x 3.39m
(9' x 11'1")

Bedroom 1
4.00m x 3.39m
(13'1" x 11'1")

Bedroom 3
3.07m x 2.17m
(10'1" x 7'1")

- Three Bedroom End Terrace Family Home
- Kitchen/ Diner with Utility Area
- Driveway Parking & Side Pedestrian Access
- Close to local Schools & Amenities
- Spacious Lounge & Sun Room
- Walk to Burnham Train Station
- Downstairs Shower Room & Bathroom Upstairs
- Council Tax Band :
- Extended
- EPC : TBC



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G			
<i>Not energy efficient - higher running costs</i>			

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions			
England & Wales		EU Directive 2002/94/EC	

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