



Littlebrook Avenue, Slough, SL2 2NW

£650,000

A Beautifully Presented 4/5 Bedroom Family Home with HMO Licence in a Peaceful Cul-de-Sac. This wonderful home presents an exceptional opportunity for those seeking a well-maintained, flexible property in a highly sought-after location. Perfect for large families or those who live with elderly relatives, the versatile layout presents the opportunity to create an open-plan living space, providing a seamless flow ideal for entertaining. With four to five generously sized bedrooms, three well-appointed bathrooms, and the added convenience of a ground-floor WC, this home offers ample space to suit a variety of living arrangements. Early viewing is highly recommended to fully appreciate all that this property has to offer.

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Situated along a picturesque tree-lined road, this exceptional family home occupies a sought-after plot and offers approximately 1,477 sq. ft. of well-proportioned living space across three floors. Immaculately presented throughout, the property combines contemporary design with high-quality finishes, providing an ideal setting for modern family living. Nestled in a peaceful cul-de-sac, this home enjoys a serene environment while being conveniently close to a range of local amenities.

HMO Benefits: This property benefits from a valid HMO licence, offering significant flexibility for rental income. It is ideal for investors looking to capitalize on the strong demand for shared accommodation in the area. The current configuration provides the potential to rent individual rooms, offering a substantial income stream. Given the location, proximity to Burnham Train Station, and local amenities, each room could be rented for approximately £800-£875 per month, depending on the setup and room sizes. The property's layout and HMO licence make it an attractive prospect for professional sharers, students, or those looking for affordable living in a desirable area.

Kitchen/Breakfast Room:

This beautifully presented home features a modern, well-equipped kitchen/breakfast room at its heart. The striking black granite worktops are complemented by an elegant brushed stainless steel range cooker, with space to accommodate a range cooker, offering flexibility for those who love to cook.

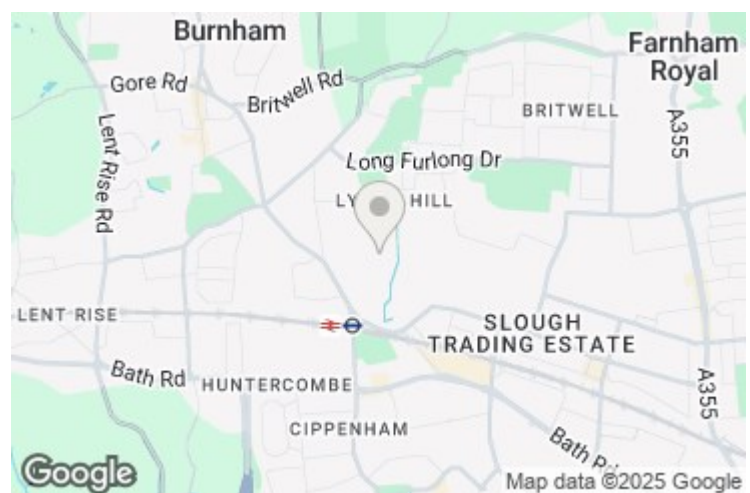
Integrated appliances contribute to a clean, minimalist aesthetic, while generous countertop space and abundant storage ensure practicality for preparing gourmet meals. The room also benefits from a Velux window, enhancing the sense of light and space. There is ample room for a breakfast table or sofa, providing an ideal spot for casual dining or relaxing. Bright and inviting, the kitchen opens through sliding patio doors onto a south-facing rear garden, allowing natural light to flood the space and creating a seamless transition between indoor and outdoor living.

Location

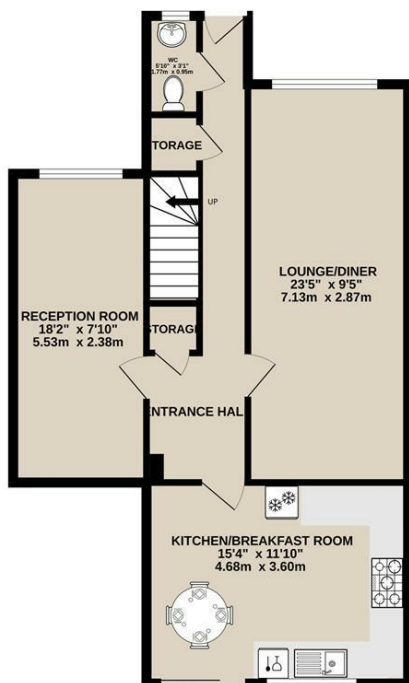
Nestled in the picturesque county of Berkshire, Burnham combines the charm of village life with excellent connectivity to nearby towns. The area is highly regarded for its exceptional educational options, including Burnham Grammar School and St Peter's Church of England Primary School, making it a prime location for families seeking top-tier schooling. Burnham Village offers a range of local shops for everyday needs, while more extensive shopping can be found in Maidenhead, Windsor, and Beaconsfield. The area is home to numerous sporting facilities, including Cliveden Reach, one of the most scenic stretches of the River Thames, perfect for boating and fishing. Golf enthusiasts can enjoy Burnham Beeches and Stoke

Park, while horse racing events at Ascot and Windsor provide additional leisure opportunities. The nearby Cliveden, Windsor Great Park, and Burnham Beeches offer beautiful walking trails. For commuters, Burnham Station, just a few minutes' walk away, offers British Rail services to Paddington and Crossrail (Elizabeth Line) services, providing quick access to central London.

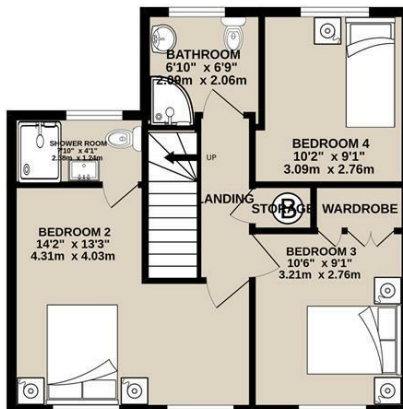
Location and Additional Features: Set within a sought-after location near Burnham Train Station and the local village shops, schools, and amenities, the property also sits adjacent to the picturesque Haymill Valley Conservation Area. This is a prime opportunity for both family living and investment purposes, offering versatility, space, and rental potential.



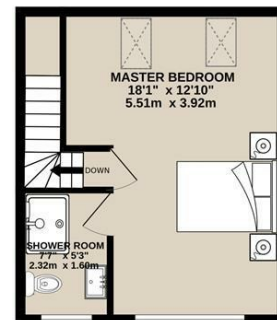
GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



1ST FLOOR
495 sq.ft. (46.0 sq.m.) approx.

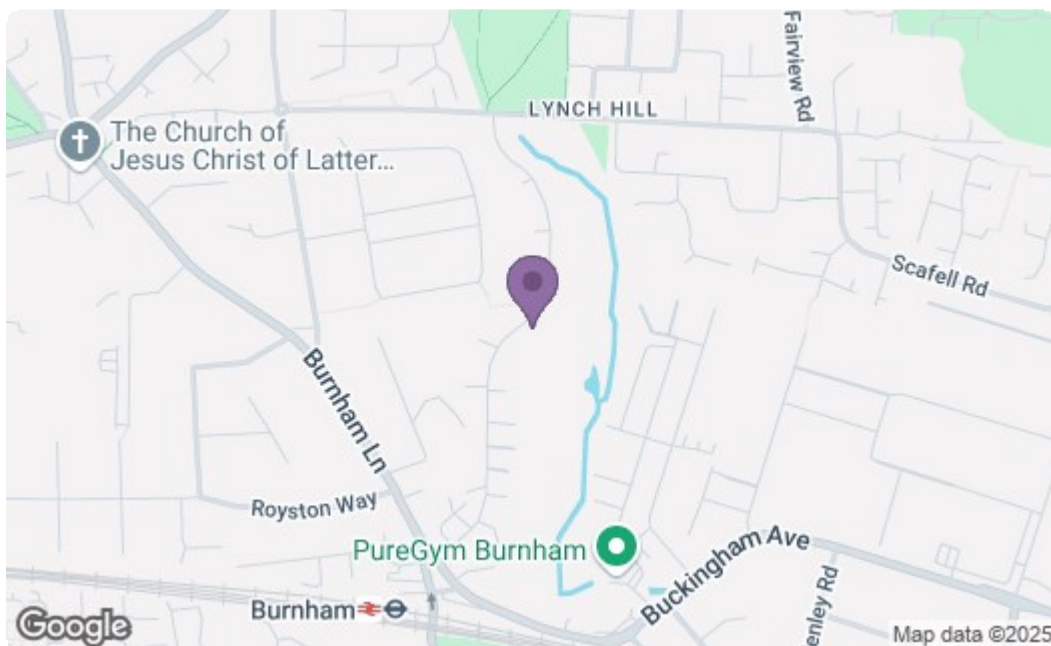


2ND FLOOR
278 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA: 1477 sq.ft. (137.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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