



WASHINGTON DRIVE SLOUGH, SL1 5RE

£400,000

Sold with no onward chain.

This three-bedroom detached property is situated in the heart of Cippenham, a highly sought-after area just 0.5 miles away from Burnham Rail Station, providing convenient access to Central London via the Elizabeth Line. With no onward chain, this property offers a spacious living area, a well-equipped



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 3 **EPC C**

kitchen, and a private rear garden. Additionally, it boasts driveway parking for multiple vehicles and is in close proximity to local schools such as Cippenham Junior School and Burnham Grammar. Easy access to the M4 Motorway (Junction 7) is also a notable feature.

Upon entering the property, you will find a generously sized hallway leading to the living room, kitchen, and stairs to the first floor. The living room is bright and spacious, accommodating ample seating, a dining area, and additional furniture. The kitchen is well-presented and includes a range of storage units, as well as space for a freestanding oven, washing machine, dishwasher, and fridge/freezer. From the kitchen, you can access the rear garden and utility room, which has a door leading to the front of the property.

Upstairs, there are three well-proportioned bedrooms, two of which are doubles, all offering storage cupboard space. The property also features a modern bathroom with a shower cubicle and a separate toilet.

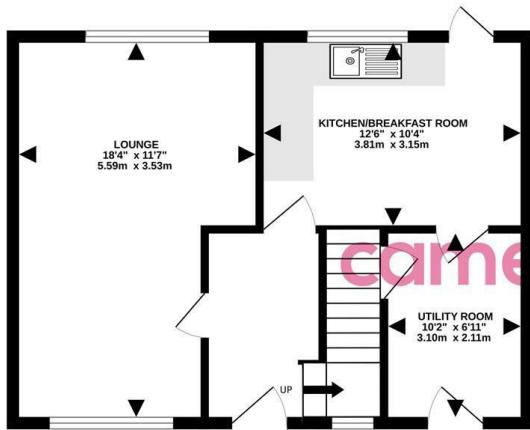
The private rear garden is predominantly laid to lawn, with an initial patio area and a metal storage unit. Additionally, there is driveway parking for two vehicles at the front of the property.

- Sold with no onward chain
- Easy access to M4 Motorway (Junction 7)
- Private rear garden
- Within 10 minute walk of Burnham rail station (direct access across London via the Elizabeth Line)
- Driveway parking
- Within walking distance of Cippenham Schools and Burnham Grammar
- Close to local shops
- EPC Rating C

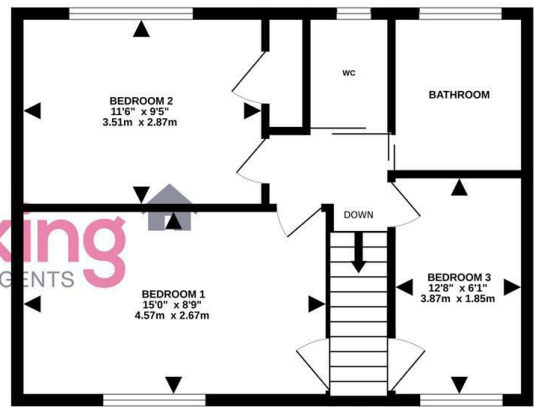
Directions



GROUND FLOOR
455 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 905 sq.ft. (84.1 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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