



NINE ACRES

SLOUGH, SL1 5TZ

£595,000

Located in Cippenham on a sought after no through road is this three bedroom detached family home. Deceptive from the front the property features two reception spaces, a cloakroom and a conservatory to the rear. Well regarded schools, local amenities, Burnham Rail Station and major road links are all easily accessible.

Upon entering you are greeted by a light and spacious entrance hall where you will instantly pick up on the warm homely feel the property offers throughout. The main living area is a light well proportioned room offering plenty of space for settees and




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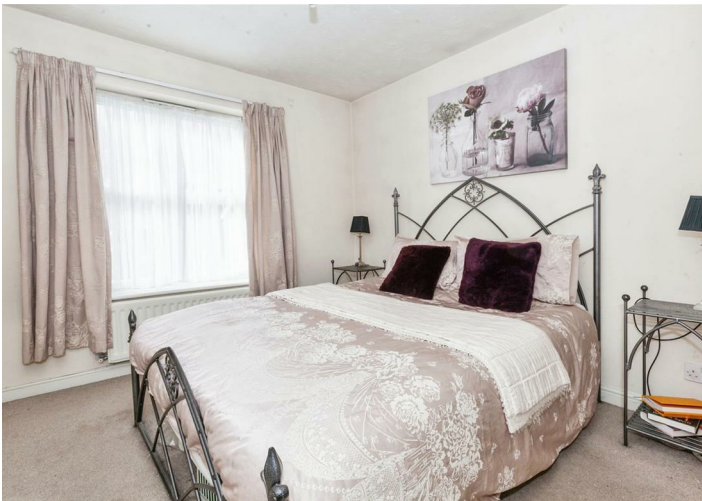
other furniture. Offering flexibility as to how it is used the second reception area is currently used as a dining area. With doors leading out to the conservatory. The kitchen is equipped with a range of eye and base level storage cupboards, work surface area, and space for a cooker, fridge, dishwasher and washing machine. The spacious conservatory has a multitude of uses and offers pleasant views out to the rear garden.

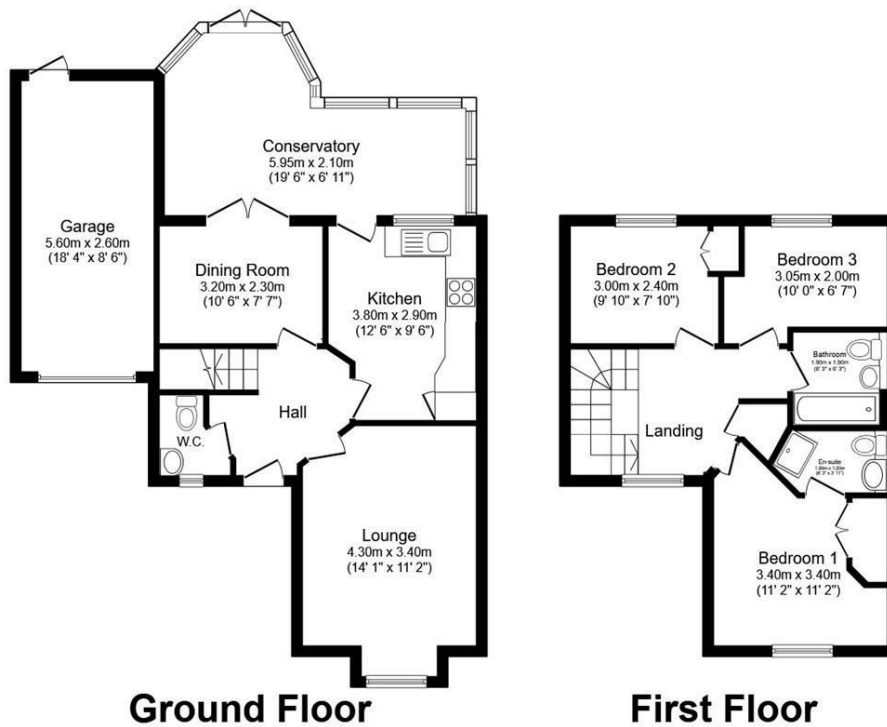
On the first floor you will discover the three bedrooms and family bathroom. With three of the two rooms being excellent doubles the third makes a good single. Bedroom one enjoys access to the en-suite bathroom with fitted shower cubicle and built in storage. The second bedroom also has access to cupboard space. The bathroom is fitted with a white suite including bath, wc and wash hand basin.

Outside the property enjoys a pleasant landscaped rear garden with fair amount of privacy. With lawn and mature shrubs and bushes there is also a patio area and path leading up the garden. To the front of the property is your off street parking for several vehicles as well as access to the single garage located at the side of the property.

- Spacious detached property
- 1 mile from Burnham Rail Station (Main Paddington Line and Crossrail Station - 20 minutes to Central London)
- Easy access to M4 Motorway (Junction 7)
- Driveway parking with single garage
- Spacious conservatory
- Landscaped garden
- Within walking distance of The Westgate School & Western House Academy
- Close to local shops

Directions





Total floor area 131.2 m² (1,413 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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