



IONA CRESCENT SLOUGH, SL1 6JH

£600,000

This attractive four-bedroom detached family home is located in a sought-after area of Burnham, within close proximity to Burnham Rail Station on the Main Paddington Line and Crossrail, providing a 20-minute commute to Central London. Additionally, the renowned Burnham Grammar School is conveniently within walking distance.

The property boasts spacious living areas, a large private rear garden, a generous garage, and driveway parking for multiple vehicles. Upon entering the property, you will immediately notice the immaculate presentation that carries throughout.



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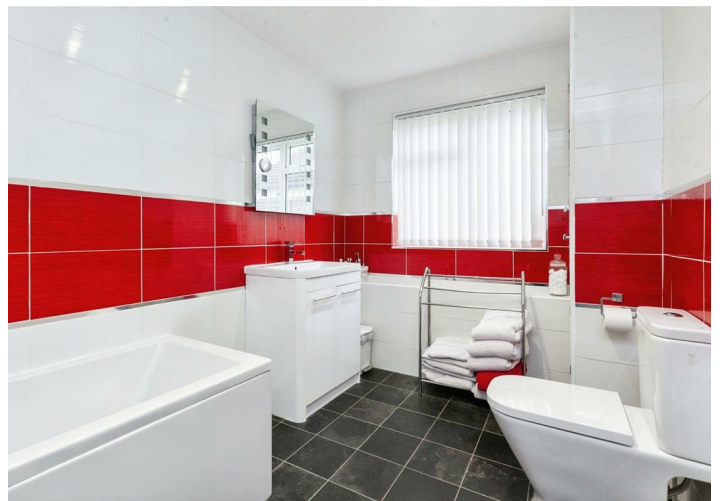
The welcoming entrance hall leads to the living room, cloakroom, two double bedrooms, and a good-sized single bedroom. The light and airy living room features a wood-burning stove and flows seamlessly into the dining area and fully equipped kitchen. The versatile dining/living room can serve various purposes, such as an office or children's playroom, and offers access to the rear garden through patio doors. The modern kitchen is equipped with a range of storage units, an electric hob, integrated oven, and space for a large fridge/freezer. Adjacent to the kitchen is the utility room with provisions for a washing machine, dishwasher, and tumble dryer.

The ground floor also includes two double bedrooms and a good-sized single bedroom, along with a family bathroom with a bath, WC, and washbasin. Upstairs, you'll find a spacious double bedroom with eaves storage and Velux windows providing ample natural light.

The rear garden features a sizable lawn and paved area, with access to the garage that includes power, lighting, and an up-and-over door. The front of the property offers driveway parking for multiple cars, with gated access to the rear garden.

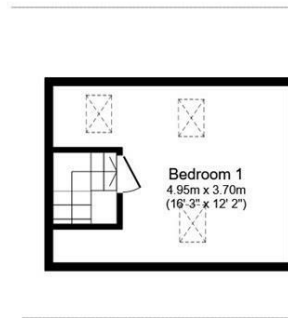
- 0.1 miles from Burnham Rail Station (Main Paddington Line and Crossrail Station - 20 minutes to Central London)
- Private rear garden with single garage
- Easy access to M4 Motorway (Junction 7)
- Driveway parking for several cars
- Within walking distance of Burnham Grammar & Priory School
- Potential to extend/convert (STPP)
- Close to local shops
- Cul-de-Sac location

Directions

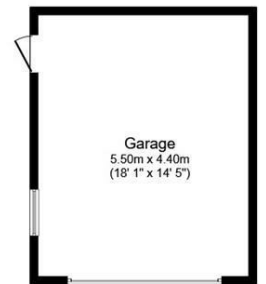




Ground Floor



First Floor



Garage

Total floor area 142.5 m² (1,533 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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