



# NEWPORT ROAD SLOUGH, SL2 2PT

**£260,000**

This exceptional one-bedroom bungalow is situated in a tranquil residential area near all local amenities and conveniently located close to Burnham Rail Station, providing easy access to Central London via the Elizabeth Line. The property showcases a modern design throughout, including a well-appointed kitchen, fully fitted bathroom, loft room, and landscaped gardens at the rear.



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Upon entering through the front door, you will be greeted by a bright living room with a front-facing window, an inviting fireplace, wood laminate flooring, a doorway leading to the kitchen, and sliding doors leading to the bedroom, which features built-in storage and a front-facing window. The kitchen is equipped with units at both base and eye level, a freestanding gas oven, and space for a washing machine and fridge freezer. The rear window offers a pleasant view of the garden.

An inner hallway provides additional storage space, access to the loft room, and a door leading to the rear garden. The modern shower room, accessible through a separate door, includes a shower cubicle, wash hand basin, and WC. The loft room, accessible via a step ladder and compliant with building regulations, offers versatile usage options.

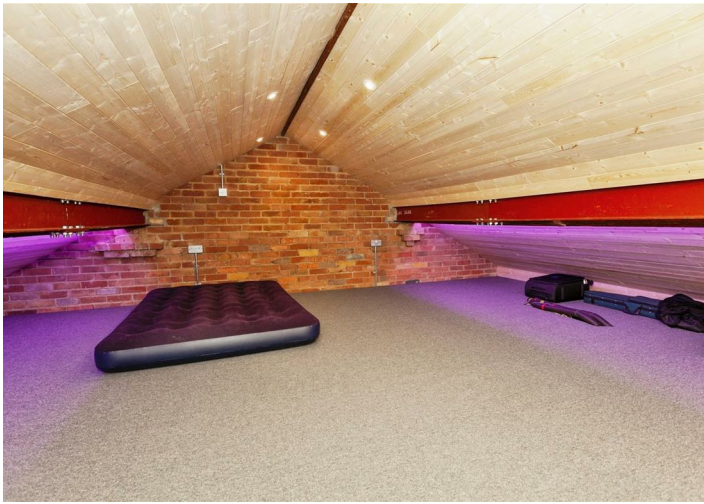
Outside, the property boasts a front lawn garden with a picket fence and a rear garden that has been paved to create a delightful terrace area, ideal for outdoor dining and entertaining.

CHAIN FREE

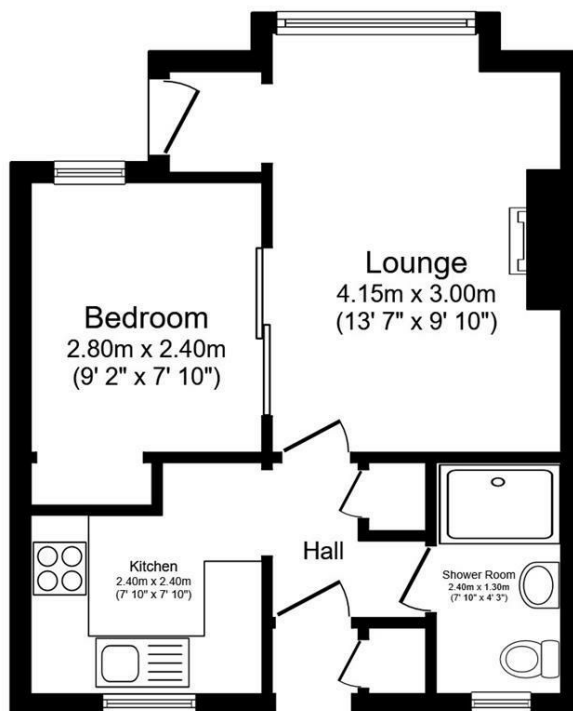
- 0.8 miles from Burnham Railway Station (Main Paddington Line and Crossrail Station - 20 minutes to Central London)
- Easy access to M4 Motorway (Junction 7)
- Landscaped private rear garden
- Close to local shops
- Converted loft room
- Within walking distance of Claycots Primary School & Lynch Hill School

## Directions









Total floor area 34.7 m<sup>2</sup> (373 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](http://www.focalagent.com)

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