

## ST. GEORGES SLOUGH, SL1 5PA

**£232,500**

Conveniently located within walking distance to the newly opened Elizabeth Line (Crossrail) Burnham train station and Slough Trading Estate, and just minutes from Junction 7 of the M4 Motorway, this ground floor one-bedroom maisonette is an exceptional property. Featuring an off-street driveway parking and a spacious enclosed private rear garden, it caters to a variety of needs. Ideal for first time buyers, investors looking for rental potential, or individuals seeking excellent transport connections to Central London and Reading, this maisonette offers a flexible living solution.



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**EPC C**

The entrance boasts a double-glazed composite door to the side. The living area showcases wood laminate flooring, a UPVC double glazed window, and door to the rear garden, as well as a hardwired 5.1 surround sound system. The kitchen includes integrated base units, a stainless-steel drainer sink, electric hob, oven, and newly tiled flooring. The bedroom features a built-in wardrobe and a custom-built windowsill desk for home office use.

The bathroom is equipped with a washbasin with vanity unit, a newly fitted shower tray and enclosure with a separate shower head attachment. It also includes spotlights, an extractor fan, tiled walls and flooring, and a designated space for a washing machine and washer dryer.

The property boasts a front driveway, along with front and side gardens enclosed by timber frame fencing. A storm porch and gate provide access to the spacious enclosed private rear garden, which features full enclosure with timber frame fencing, a paved patio, and a spacious outbuilding. This meticulously maintained and intelligently designed maisonette offers a versatile and functional living space.

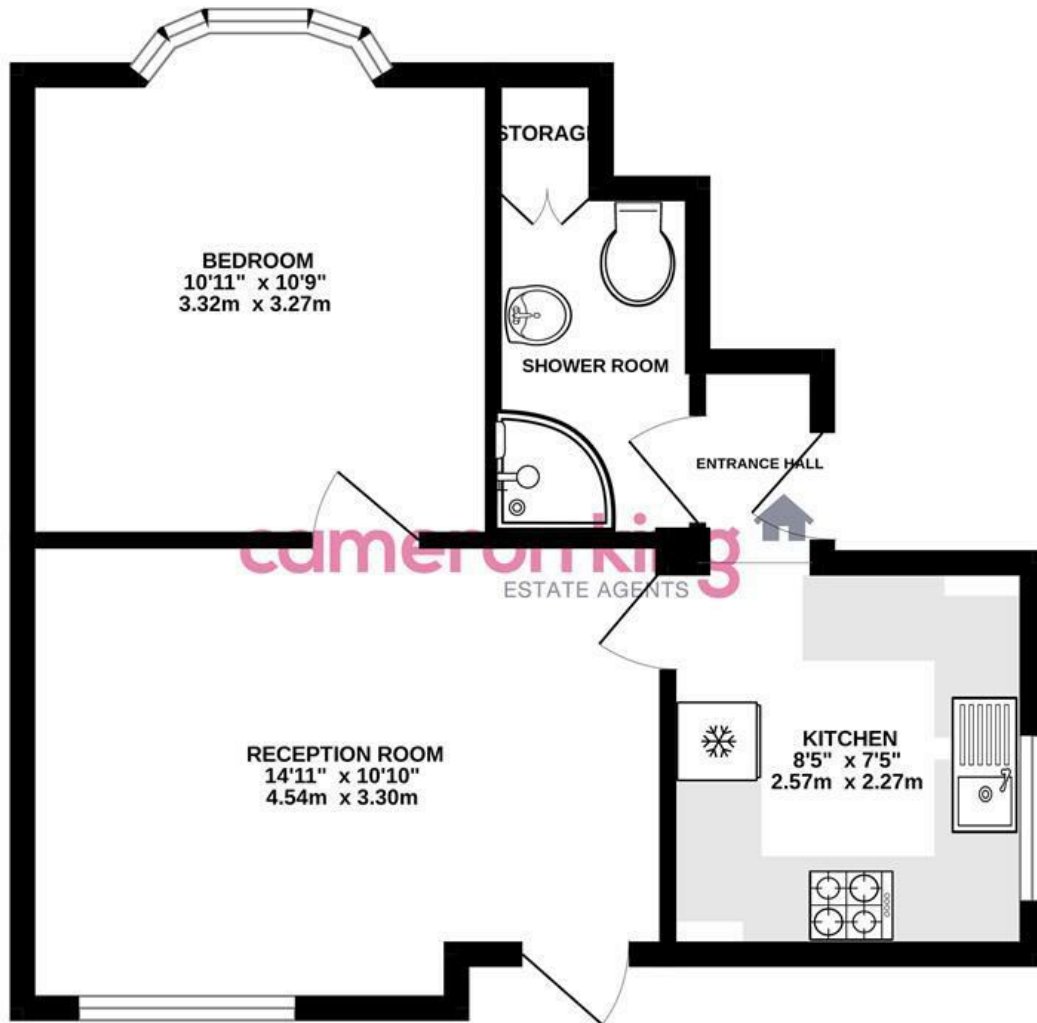
- Sold with no onward chain
- 0.7 miles from Burnham Rail Station (Main Paddington Line and Crossrail Station - 20 minutes to Central London)
- Ground floor maisonette
- Easy access to M4 Motorway (Junction 7)
- Private enclosed garden
- Within walking distance of Cippenham schools and Burnham Grammar
- Off-street driveway parking
- Close to local shops

## Directions





## GROUND FLOOR



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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