



PATRICIA CLOSE SLOUGH, SL1 5HU

This well presented and modern two-bedroom detached property, conveniently situated near Burnham Rail Station, offers easy access to Central London via the Elizabeth Line and is in close proximity to Burnham Grammar School as well as other popular schools. The property features a spacious living area, a modern kitchen, cloakroom and a private enclosed rear garden. Local amenities, parks, and road links are easily accessible, with Burnham Rail Station just 0.4 miles

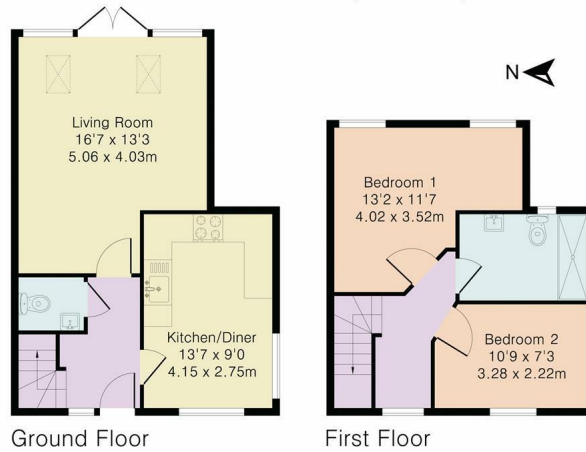
£435,000



Approximate Gross Internal Area 730 sq ft - 68 sq m

Ground Floor Area 407 sq ft – 38 sq m

First Floor Area 323 sq ft – 30 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



away.

Upon entry, you will be welcomed by a charming entrance hall that leads to the living room, contemporary kitchen, and cloakroom with stairs to the upper level. The spacious living area offers ample space for furniture, featuring skylight windows for additional natural light and patio doors that open up to the backyard. The well-appointed kitchen includes a variety of storage units, modern countertops, an electric oven/hob, and integrated appliances such as a washing machine, fridge freezer, and dishwasher. The cloakroom is equipped with a toilet and washbasin.

Upstairs, there are two double bedrooms, with the main bedroom facing the rear. The bathroom is equipped with a panel enclosed bath, wall-mounted mixer tap shower, glass shower screen, toilet, and washbasin with a vanity unit.

The low-maintenance rear garden is predominantly grassed with an initial patio area. Additionally, the garden features a wooden shed at the rear and a gate that leads to the parking spaces.

- 0.4 miles from Burnham Rail Station (Main Paddington Line and Crossrail Station - 20 minutes to Central London)
- Access to off street parking
- Easy access to M4 Motorway (Junction 7)
- Private rear garden
- Within walking distance of Cippenham School & Burnham Grammar
- Close to local shops
- EPC rating B
- Modern build



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