



STATION ROAD BURNHAM, SL1 6JJ

This well-maintained two-bedroom property is conveniently situated near Burnham Rail Station, providing easy access to Central London via the Elizabeth Line and in close proximity to Burnham Grammar School. The

£268,000



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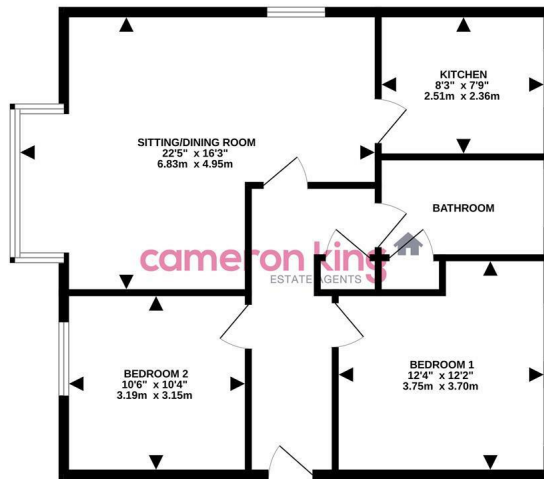
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2

EPC

GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA: 746 sq.ft. (69.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, corridors, stairs and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The layout, fixtures and appliances shown here are to be taken as indicative and not guaranteed as to their specification or efficiency and are for general reference only.
Please refer to the floorplan for details.

apartment boasts a spacious living area, two double bedrooms, a fitted kitchen, and gas central heating throughout. Residents will enjoy convenient access to local amenities, schools, parks, and major road links.

Upon entry, a welcoming entrance hall offers ample cupboard space for coats and shoes. The generously sized living room, measuring 22ft x 16ft, provides plenty of room for sofas and furnishings. The well-equipped kitchen features a range of storage units, work surfaces, a gas hob and oven, and space for a fridge freezer and washing machine. Both bedrooms offer ample space for wardrobes and other bedroom furniture. The bathroom includes a walk-in shower cubicle, WC, and washbasin.

Outside, residents have access to two off-street parking spaces and communal grounds.

- 0.2 miles from Burnham Rail Station (Main Paddington Line and Crossrail Station - 20 minutes to Central London)
- Within walking distance of Burnham Grammar & Priory School
- Access to residents off road parking
- Secure entry phone system
- Easy access to M4 Motorway (Junction 7)
- EPC - TBC



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