



# ROYSTON WAY BURNHAM, SL1 6ES


**£650,000**

This immaculately presented three-bedroom detached family residence is situated in a highly desirable area of Burnham, just a short stroll from Burnham Rail Station (part of the Elizabeth Line Network) and the renowned Burnham Grammar School. The property boasts generously proportioned living spaces, a sizable private rear garden, and ample driveway parking for multiple vehicles.


Upon entering the home, you will immediately notice the pristine and modern interior design that carries throughout. The welcoming entrance hall leads to the dining room,





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family bathroom, and three double bedrooms. The open-plan dining room and kitchen area seamlessly flow into the spacious living room. The contemporary kitchen is equipped with a range of eye-catching storage units, a built-in gas hob, electric oven, and provisions for a fridge/freezer and dishwasher. The utility room offers space for a washing machine and tumble dryer, with convenient access to the side of the property.

The spacious 19ft living room offers a comfortable space for relaxation, with ample room for sofas and furniture, and features patio doors leading to the rear garden. The versatile study can serve as an office, children's playroom, or guest bedroom. All three bedrooms are generously sized, with two providing built-in storage and the master bedroom boasting an en-suite bathroom equipped with a shower cubicle, toilet, and washbasin. The modern family bathroom includes a panelled enclosed bath, walk-in shower, toilet, and washbasin.

The large rear garden, primarily laid to lawn, features an initial patio area, a wooden shed, and a workshop. The property also includes a private driveway at the front with parking space for multiple vehicles.

- Sold with no onward chain
- 0.8 miles from Burnham Rail Station (Main Paddington Line and Crossrail Station - 20 minutes to Central London)
- Large private rear garden
- Easy access to M4 Motorway (Junction 7)
- Driveway parking for several cars
- Within walking distance of Burnham Grammar & Cippenham Schools
- Potential to extend (STPP)
- Outside workshop

## Directions





**Approximate Gross Internal Area 1477 sq ft - 137 sq m**

