

## CHARTER ROAD SLOUGH, SL1 5JE

This beautifully maintained and spacious four-bedroom family residence is located in the highly desirable area of Cippenham, just a short walk from Burnham Rail Station. The property features two generously proportioned reception rooms, a conservatory, loft conversion, a large and secluded rear garden, two bathrooms, and driveway parking for up to two cars. It provides convenient access to local amenities, schools, parks, and major road networks.

# £570,000



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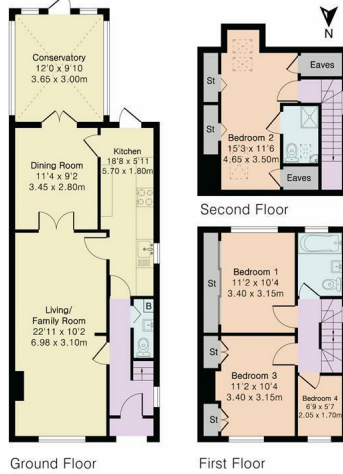


Approximate Gross Internal Area 1218 sq ft - 113 sq m

Ground Floor Area 653 sq ft - 61 sq m

First Floor Area 349 sq ft - 32 sq m

Second Floor Area 216 sq ft - 20 sq m



PINK PLAN

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.

RICS Certified Property Measurer

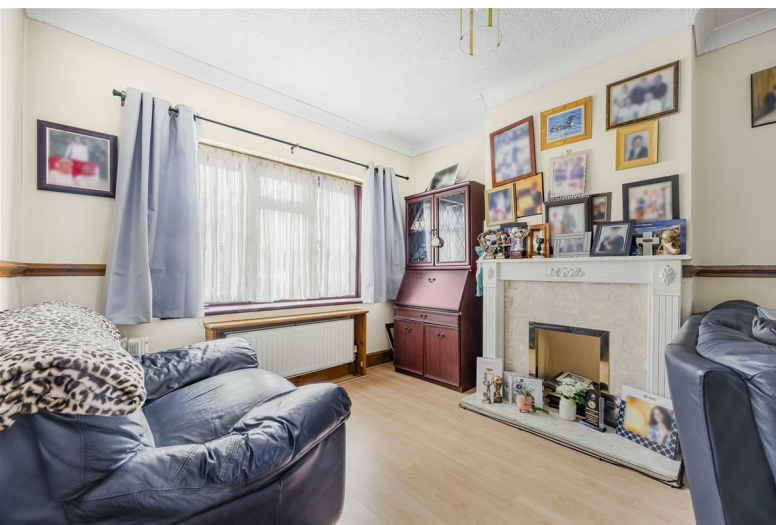
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Upon entry, you are welcomed by an entrance hall leading to the living room, kitchen, and cloakroom, with stairs ascending to the upper level. The cloakroom includes a WC, wash hand basin, and access to the boiler. The living room offers ample seating space and flows into the dining area, which can accommodate a sizable dining table and chairs. Both reception rooms have doors leading to the well-appointed galley kitchen, equipped with various storage units, a work surface, and space for a freestanding cooker, washing machine, and fridge/freezer. The kitchen also grants access to the rear garden.

The conservatory, accessible from the dining room, offers versatility and a pleasant view of the rear garden. The first floor comprises three bedrooms, two of which are generously sized doubles with fitted wardrobes, while the third serves as a cozy single. The bathroom features a freestanding bath with a mixer tap shower attachment, WC, and wash basin.

On the upper level, a spacious double bedroom with ample eaves storage and an en-suite bathroom, complete with a shower cubicle, WC, and wash hand basin, awaits. The expansive rear garden provides privacy and is predominantly laid to lawn. A large wooden shed is situated at the rear of the garden, with side access leading to the front of the property where the driveway accommodates two vehicles.

- 0.7 miles from Burnham Rail Station (Main Paddington Line and Elizabeth Line Station)
- Driveway parking
- Easy access to M4 Motorway (Junction 7)
- Large private rear garden
- Within walking distance of The Westgate School & Cippenham School
- Potential to extend (STPP)
- Loft conversion
- Conservatory to rear



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411 Bath Road, Slough, SL1 5QL  
t: 01628 667442  
e: sales@cameronking.co.uk

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