



AMESBURY ROAD SLOUGH, SL1 5FB

Located in the highly desirable Cippenham area, this beautifully presented and generously sized four-bedroom modern family home offers excellent convenience, just 1.5 miles from Burnham Rail Station, providing direct access to the Elizabeth Line. With the M4 motorway close by, commuting is seamless. The home features a spacious reception room, a contemporary fitted kitchen, three double bedrooms (two with en-suite bathrooms), a sizeable fourth bedroom, a

£570,000



3



2



4

EPC C



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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family bathroom, and a private rear garden complete with an outdoor office. The property is offered with no onward chain, and is ideally positioned near well-regarded local schools, parks, amenities, and major road links.

Upon entering, you are greeted by a bright and spacious entrance hall that leads to a modern cloakroom. The home showcases a fresh, immaculate interior throughout. From the entrance hall, there is access to the large reception room, open-plan access to the kitchen featuring a breakfast bar, and stairs to the upper floors. The reception room is impressively sized, featuring a double-glazed roof at the rear, French doors opening onto the garden, and convenient under-stairs storage. The kitchen is well-equipped with ample cabinetry, work surfaces, an electric hob and oven, integrated modern appliances, and is filled with natural light through full-height windows.

The first floor comprises two spacious double bedrooms, one with an en-suite shower room, a stylish family bathroom with a white suite and fully tiled walls, and a good-sized single bedroom. The top floor is dedicated to the master suite, which includes loft access, built-in storage, and a sleek en-suite bathroom with a shower cubicle, wash basin, and WC.

Outside, the rear garden features a patio area with a covered seating space and access to a versatile garden office. At

- 1.5 miles from Burnham Rail Station (Main Paddington Line and Crossrail Station - 20 minutes to Central London)
- Private rear garden
- Easy access to M4 Motorway (Junction 6/7)
- Within walking distance of The Westgate School and Western House Academy
- Garage and private driveway
- Close to local supermarket
- EPC Rating C
- Two bedrooms with en-suite bathrooms



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