



LOWER CIPPENHAM CIPPENHAM, SL1 5DF

A beautifully presented four-bedroom detached home situated in a very prestigious position, located in a cul de sac resembling a quiet country lane is within walking distance of all daily amenities. Also just a short walk from Burnham Rail Station (part of the Elizabeth Line) and the highly regarded Westgate School, this spacious property offers a perfect blend of modern living and family comfort. The property also has planning approved for a side and

£715,000



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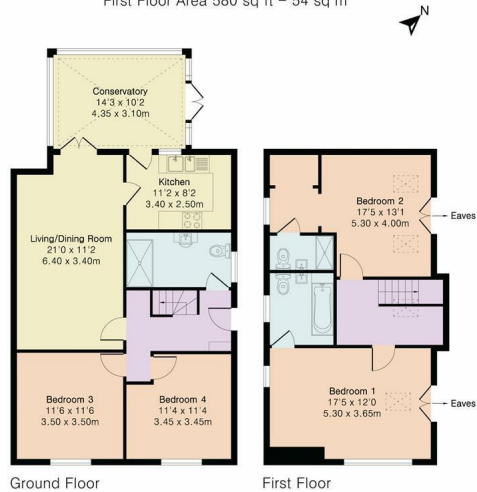
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Approximate Gross Internal Area 1485 sq ft - 138 sq m
Ground Floor Area 905 sq ft - 84 sq m
First Floor Area 580 sq ft - 54 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



garage extension.

The home boasts generous living accommodation throughout, including four large double bedrooms, three bathrooms, a conservatory, a private rear garden, and ample driveway parking for multiple vehicles.

Upon entry, you are greeted by a stylish and well-maintained interior. The welcoming entrance hall leads to a bright living room, two double bedrooms, and a contemporary family bathroom. Stairs from the hallway lead to the upper floor. The main living area is a warm and inviting space, flowing openly into the modern kitchen and providing access to the rear conservatory.

The kitchen features a range of fitted units and space for a cooker, fridge/freezer, washing machine, and dishwasher. The conservatory adds versatility to the layout and overlooks the rear garden—ideal as a dining area, home office, or second lounge. The family bathroom is tastefully finished with a walk-in shower, toilet, and washbasin.

Bedrooms three and four, located on the ground floor, are both generously sized doubles. Upstairs, bedrooms one and

- Sold with no onward chain
- 1.1 miles from Burnham Rail Station (Main Paddington Line and Elizabeth Line Station - 20 minutes to Central London)
- Planning permission for side and garage extension
- Easy access to M4 Motorway (Junction 6)
- Driveway parking
- Within walking distance of Westgate School and Western House Academy
- Private rear garden with sun room
- Close to local shops and supermarket



cameron king
ESTATE AGENTS

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



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