



11A Stanhope Road, Slough, SL1 6JR

Asking Price £419,950

- NO ONWARD CHAIN
- 100FT SOUTH FACING GARDEN WITH REAR ACCESS
- DRIVEWAY FOR 2 CARS
- CLOSE TO NUMEROUS SCHOOLS
- FREEHOLD
- 0.1 MILES TO BURNHAM STATION (ELIZABETH LINE)
- POTENTIAL TO EXTEND (STPP)
- BOARDED LOFT
- QUIET CUL-DE-SAC LOCATION
- WONDERFUL FAMILY HOUSE



# 11A Stanhope Road, Slough SL1 6JR

**\*\*3 BEDROOM FREEHOLD HOUSE WITH LARGE REAR GARDEN WITH DRIVEWAY FOR 2 CARS CLOSE TO NUMEROUS SCHOOLS AND ONLY 0.1 MILES FROM BURNHAM STATION (ELIZABETH LINE)**



Council Tax Band: C



## **\*\*0.1 MILES TO BURNHAM STATION (ELIZABETH LINE)\*\***

New to the market for the first time in over 50 years, is this beautiful three-bedroom Freehold house, in Stanhope Road in Burnham, only 0.1 miles from the nearest school and 0.1 miles from Burnham station (Elizabeth Line).

The property would make an ideal family home as it is close to local shops and parks and is within catchment area of the well respected Burnham Grammar School.

The property has a driveway for 2 cars and benefits from a large south facing garden approximately 100 ft in length.

Benefiting from a new kitchen in 2022 and a new bathroom in 2025, as well as a new boiler in 2017, the property could be moved into straight away or let out as an investment.

Although there are currently 3 bedrooms on the 1st floor, there are many opportunities to extend (STPP), as many neighbours have already done, to create a 4th bedroom in the loft which is already boarded.

In our view, this property enjoys a prime position on the preferred side of the cul-de-sac, as it does not back onto the railway lines and boasts a larger rear garden of around 100 feet. The south-facing aspect ensures plenty of sunlight throughout the day, and the rear access offers the potential to add extra parking at the end of the garden or to construct a garden room, should you wish.

There is also no chain.

### **POTENTIAL TO EXTEND (STPP)**

**LOFT CONVERSION** – to create a 4th bedroom and ensuite (loft is boarded and has a ladder and light)

**DOUBLE STOREY REAR EXTENSION** – to create a larger 1st floor with space for the 3 bedrooms as well as a bathroom (currently the bathroom is on the ground floor)

**REAR EXTENSION-** to create an even larger kitchen/diner, or by converting the conservatory in place to a brick-built extension with roof lights and sliding bifold or glass doors onto the garden

**GARDEN ROOM** which would make an ideal home office, gym or playroom

**REAR DRIVEWAY** at the bottom of the garden to create even more parking on top of the driveway at the front of the house which has space for 2 cars already

**FRONT PORCH** to create a larger entrance space

### **ACCOMMODATION SUMMARY**

3 BEDROOMS  
RECEPTION ROOM  
KITCHEN WITH LARGER SPACE  
CONSERVATORY  
BATHROOM  
100FT SOUTH FACING GARDEN WITH REAR ACCESS

### **DRIVEWAY FOR 2 CARS**

**BOARDED LOFT WITH PULL DOWN LADDER AND LIGHT**

### **STATIONS**

0.1 miles to Burnham Train Station (Elizabeth Line)  
1.4 miles to Taplow Train Station (Elizabeth Line)  
2.5 miles to Slough Train Station (Elizabeth Line)

### **BY CAR**

Right by Junction 4 of the M4

### **SCHOOLS**

0.1 miles to Al-Madani Independent Grammar School  
0.3 miles to Haybrook College  
0.3 miles to Cippenham School  
0.4 miles to Priory School  
0.4 miles to Al-Madani girls school  
0.5 miles to Our Lady Of Peace Catholic Primary school  
0.7 miles to Burnham Grammar School  
0.8 miles to Lent Rise School  
0.9 miles to Western House Academy  
0.9 miles to Lynch Hill School Primary Academy  
1 mile to The Westgate School  
1.4 miles to Eden Girls School (Ofsted "Outstanding")  
1.6 miles to Herschel Grammar School (Ofsted "Outstanding")

### **AMENITIES**

The property is close to a number of local shops and restaurants, as well as numerous schools. The closest park is less than a 5 minute walk away and the Burnham Station is literally around the corner.

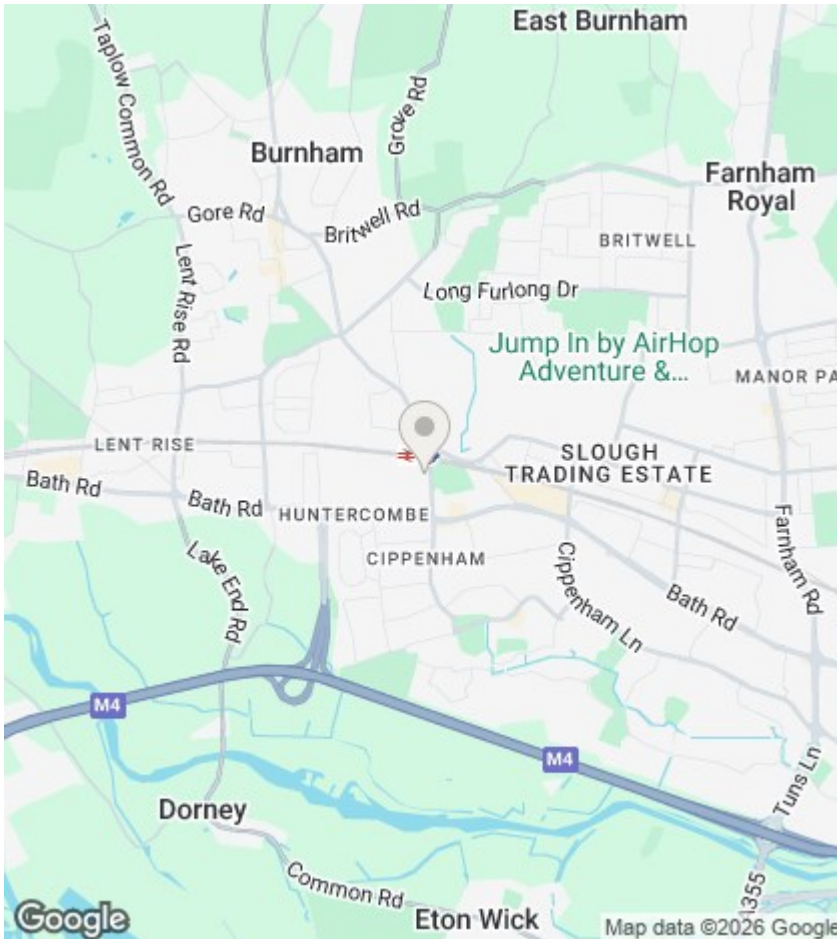
The property would make a great family home or investment due to its central location and could easily be let-out.

### **IMPORTANT INFORMATION**

EPC band D  
Council Tax Band C (£2037.93 for 2025/2026)  
New boiler in 2017  
New Bathroom in 2025  
New Kitchen in 2022  
Boarded loft with light and ladder  
Gas Central Heating  
New front door and rear side door in Conservatory in 2017

### **LEGAL NOTE**

**\*\*Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. \*\***



## Directions

## Viewings

Viewings by arrangement only. Call 01753852226 to make an appointment.

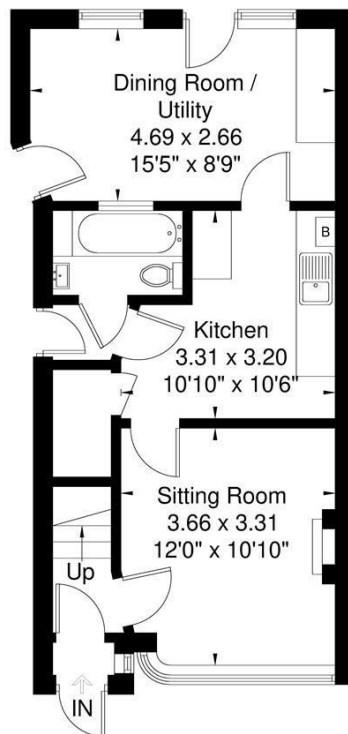
## EPC Rating:

D

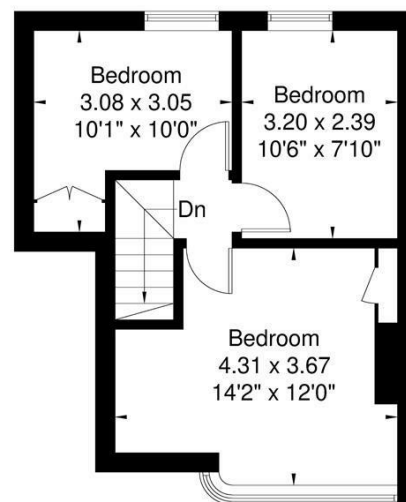
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

### Stanhope Road

Approximate Gross Internal Area = 76.7 sq m / 825 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.