





### Property Description

This four bedroom detached family home located in a popular residential area of Cippenham is now offered for sale. Situated within catchments of Local Primary, Secondary and Grammar schools, close to local amenities and easy access to Burnham Elizabeth Line station and M4 Junction. It benefits from 22 ft lounge diner, separate kitchen, cloakroom, ground floor fourth bedroom with en-suite, en-suite to master, private rear garden and driveway providing off street parking. No Chain

### Covered Entrance Porch

Door to:

### Entrance Hall

Stairs to first floor, laminate floor, doors to:

### Lounge Diner

Front aspect window, ornate fire place, two radiators, laminate floor, door to rear garden, door to:

### Kitchen

Two rear aspect windows, wall and base units, single drainer sink unit with mixer tap and cupboard under, four ring integrated gas hob with electric oven under, cooker hood, plumbing for dishwasher, space for fridge freezer, under stairs cupboard, access to loft storage, tiled floor, radiator, leads to:

### Inner Utility Hall Area

Base unit with worktop, wall mounted boiler, plumbing for washing machine, tiled floor, door to side of property, door to:

### Cloakroom

Side aspect window, WC, wash hand basin, radiator, tiled floor

### Fourth Bedroom

Front aspect window, laminate floor, radiator, door to:

## En-Suite

Side aspect window, shower cubicle, wash hand basin, WC, heated towel rail, extractor fan, fully tiled, tiled floor

## First Floor Landing

Access to loft, airing cupboard, doors to:

## Bedroom One

Front aspect window, radiator, two built in wardrobes, laminate floor, leads to:

## En-Suite

Front aspect window, shower cubicle, wash hand basin with vanity unit, WC, radiator, shaver point, tiled floor, extractor fan

## Bedroom Two

Rear aspect window, radiator, laminate floor

## Bedroom Three

Rear aspect window, built in wardrobe, radiator, laminate floor

## Family Bathroom

Rear aspect window, bath with mixer tap and shower attachment, wash hand basin, WC, radiator, shaver point, extractor fan, tiled floor

## Outside:-

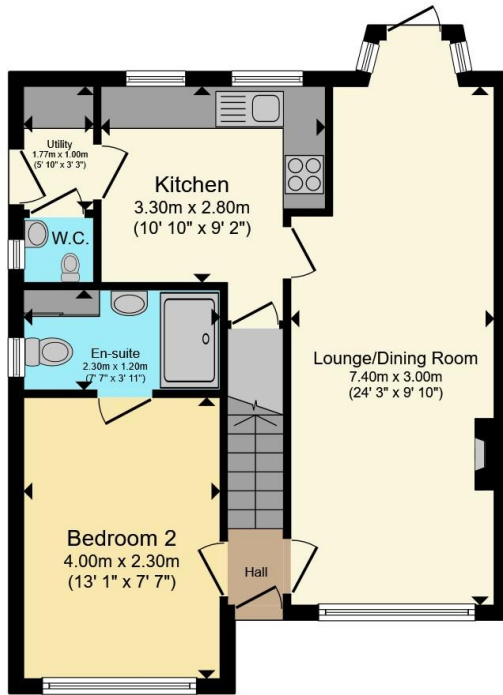
### To The Front

Driveway providing off street parking, gate to access side and rear of property

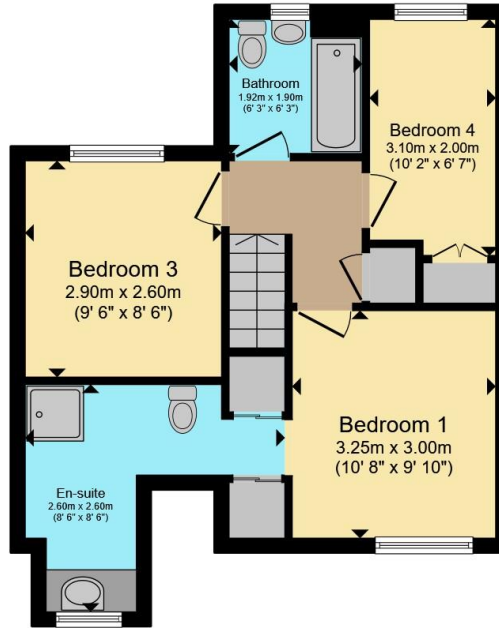
### Rear Garden

Covered patio area, rest laid to lawn, garden shed





**Ground Floor**



**First Floor**

Total floor area 97.2 m<sup>2</sup> (1,046 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: C Council Tax Band: E

Tenure: Freehold



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