



## DENNIS WAY SLOUGH, SL1 5JS

Situated in one of Cippenham's most desirable locations, this well-presented two-bedroom home offers exceptional convenience, being just 0.7 miles from Burnham Rail Station and the Elizabeth Line—providing swift, direct connections to Central London. With local shops, parks, and transport links close at hand, this property is an ideal choice for both first-time buyers and investors. We highly recommend arranging a viewing to fully appreciate everything it has to offer.

# £375,000



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EPC C



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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

On arrival, you are welcomed by a bright entrance hall, which leads into a spacious living room with a staircase to the first floor. The living area benefits from large, front-facing windows that fill the room with natural light and flows seamlessly into the kitchen and dining area, creating a sociable and practical layout.

The well-presented kitchen offers a generous range of storage units and ample worktop space, with room for a gas cooker, washing machine, and fridge/freezer. Rear doors open directly onto the garden, offering excellent natural light and exciting potential for a future annex (subject to the usual planning permissions).

Upstairs, the property comprises two bedrooms: a spacious master bedroom and a second good-sized bedroom, ideal for family, guests, or a home office. The accommodation is completed by a family bathroom fitted with a bathtub, washbasin, and WC.

The rear garden is low-maintenance, featuring a wooden patio area perfect for relaxing or entertaining, alongside a neatly kept lawn with fenced boundaries. A gated side pathway provides access to the front, where a private driveway offers parking for multiple vehicles.

- Within walking distance of Burnham Grammar & The Westgate School
- 0.7 miles from Burnham Rail Station (Main Paddington Line and Crossrail Station - 20 minutes)
- Potential to extend (STPP)
- Easy access to M4 Motorway (Junction 7)
- Large private rear garden
- Close to local shops



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