

**12 The Spur
Slough, Berkshire SL1 6EU**

Asking price £599,950

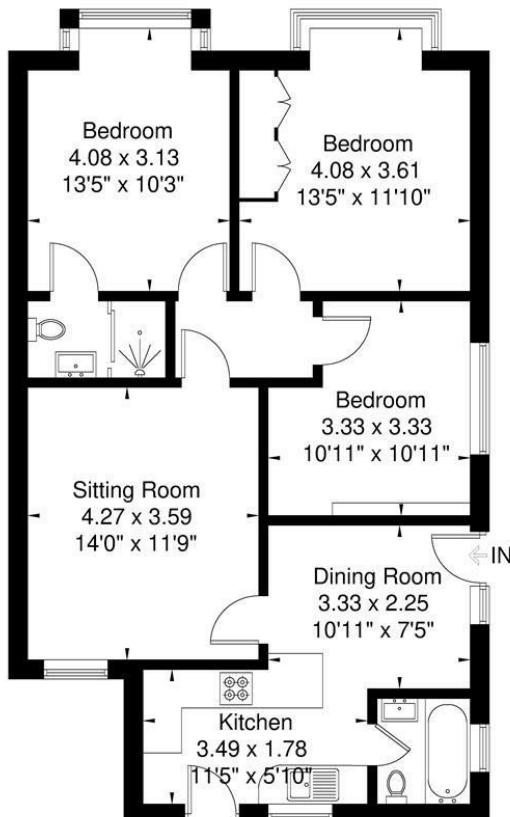
A superb opportunity to purchase this three bedroom detached bungalow perfectly positioned within a highly sought after cul-de-sac in Burnham. Having been extended and offering spacious accommodation, key features include a living room, a kitchen/diner, three double bedrooms, two bathrooms (one en-suite), a large rear garden, driveway parking, a garage, gas central heating and double glazing throughout. The property also has huge potential for further extension, subject to normal planning rules. The property is located within the catchment area of the best schools in Burnham, most within walking distance (including Burnham Grammar), as well as being a ten minute walk to Burnham train station (Main Paddington Line and Crossrail Elizabeth Line - 20 minutes to London). Less than a five minute drive from the property is junction 7 of the M4 motorway providing quick and easy access to Heathrow Airport (10 miles away), Central London (20 miles away) and the M25/M40 motorway network. Plenty of supermarkets, local shops and several retail parks with famous brand names and familiar restaurants are all just a few minutes drive. Early viewings are highly recommended to avoid disappointment. Freehold. Sold with no onward chain. EPC -D

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The Spur

Approximate Gross Internal Area = 77.2 sq m / 830 sq ft



Ground Floor

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

Please Note: Jackson O'Rourke Estate Agents have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings etc.

We believed these particulars to be correct however they are not guaranteed by the vendor or ourselves.. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.