



WASHINGTON DRIVE SLOUGH, SL1 5RE

£440,000

This well-presented and modern two-bedroom detached property is ideally located just 0.5 miles from Burnham Rail Station, offering convenient access to Central London via the Elizabeth Line. It's also just a one-minute walk from Cippenham School and within close proximity to Burnham Grammar School and other popular educational institutions. Local amenities, parks, and major road links are easily accessible, adding to the property's appeal.



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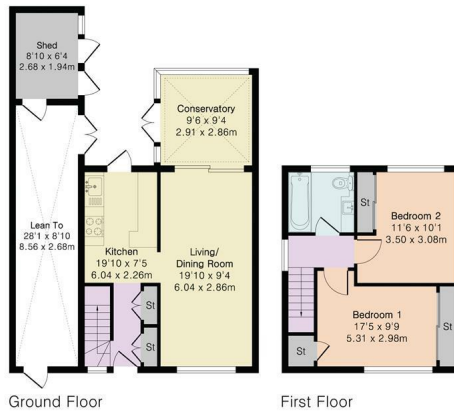
EPC C

**Approximate Gross Internal Area 773 sq ft - 72 sq m
(Excluding Outbuilding)**

Ground Floor Area 433 sq ft - 40 sq m

First Floor Area 340 sq ft - 32 sq m

Outbuilding Area 56 sq ft - 5 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 floors, 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.



Upon entering, you are greeted by a welcoming entrance hall leading into the bright living room, and modern kitchen. The generously sized living area provides ample space for furniture and flows seamlessly into a bright and airy conservatory through large patio doors. This versatile conservatory offers an abundance of natural light and serves as an ideal space for dining, relaxation, or entertaining, with views of the garden.

The well-appointed kitchen boasts a range of stylish storage units, modern countertops, an electric oven and hob, and integrated appliances including a washing machine, fridge freezer, and dishwasher.

Upstairs, you'll find two spacious double bedrooms, both filled with natural light and offering comfortable living. The bathroom is fitted with a panel-enclosed bath, wall-mounted mixer tap shower, glass shower screen, toilet, and a washbasin set into a vanity unit—offering everything needed for everyday convenience.

The rear garden is mainly laid to lawn with a neat initial patio area and a charming pergola-style section, perfect for BBQs and outdoor gatherings. There is also excellent potential to extend the property further, subject to the usual planning permissions, making it an attractive option for those looking to add future value or create additional living space.

- 0.5 miles from Burnham Rail Station (Main Paddington Line and Crossrail Station - 20 minutes to Central London)
- Easy access to M4 Motorway (Junction 7)
- Within walking distance of Cippenham School & Burnham Grammar
- Within a short walk of local shops
- EPC rating C



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