



BOWER WAY SLOUGH, SL1 5HA

Situated in one of Cippenham's most desirable locations, this well presented three-bedroom home offers exceptional convenience, being just 0.6 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

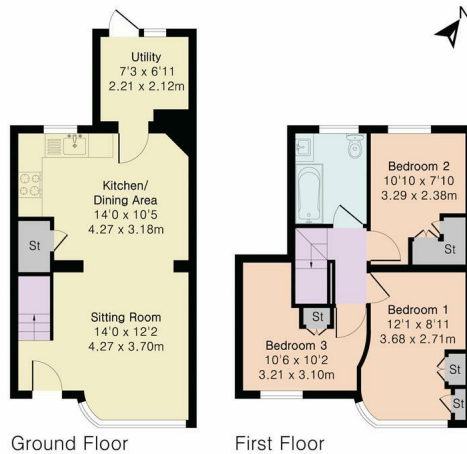
£382,500



Approximate Gross Internal Area 735 sq ft - 69 sq m

Ground Floor Area 374 sq ft – 35 sq m

First Floor Area 361 sq ft – 34 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, 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.

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to offer.

On arrival, you are welcomed by a bright entrance, which leads into a spacious living room and a staircase to the first floor. The living area benefits from large, front-facing windows that fill the room with natural light, leading you into the open plan kitchen and dining area.

The well-designed modern kitchen offers a generous range of storage units and worktops, with space for a gas cooker, washing machine, and fridge/freezer. The large rear door opens directly into a separate utility room, adding convenience and extra storage space.

Upstairs, there are three bedrooms: two generous doubles, including a main bedroom that could easily accommodate a walk-in wardrobe or en-suite, plus a good-sized comfortable single bedroom. As well as access to a modern bathroom fitted with a bathtub, washbasin, and WC.

The rear garden is low-maintenance, featuring a tiled area perfect for relaxing or entertaining, alongside a neatly kept

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



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