BELLEFIELD

SLOUGH, SL1 5FP

£409,950

Situated in the highly desirable area of Cippenham is this beautifully presented two-bedroom modern family home, ideally located just 1.5 miles from Burnham Rail Station, providing access to the Elizabeth Line and offering excellent access to the M4 motorway. The property boasts a generous 18ft reception room, a stylish fitted kitchen, two double bedrooms each with its own en-suite, and a delightful private rear garden. With well-regarded local schools, parks, amenities, and

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2 EPC B

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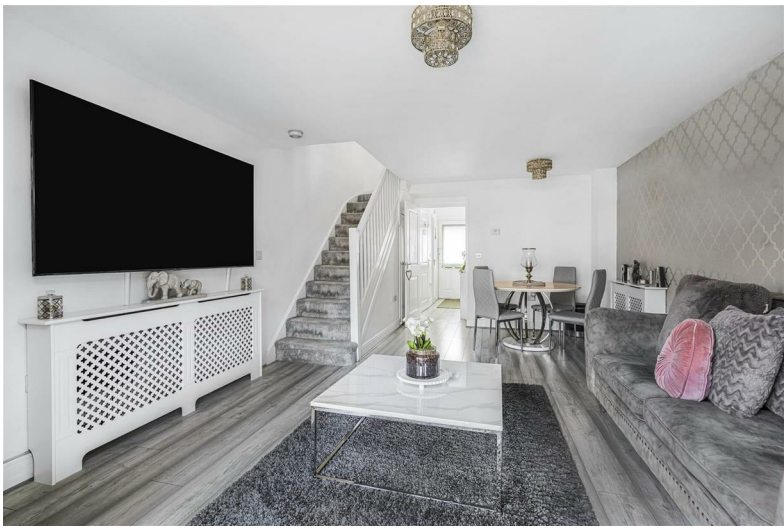
major transport links nearby, this home is perfectly placed for both families and commuters.

Upon entering, you are greeted by a spacious entrance hall with a modern cloakroom and storage cupboard. The home's immaculate presentation is immediately noticeable and continues throughout. From the hallway, there is access to the reception room, kitchen, and stairs leading to the first floor.

The main living area is a bright, well-proportioned room with French doors opening onto the rear garden, along with convenient under-stairs storage. There is ample space for sofas, dining furniture, and children's play areas. The modern kitchen is fitted with a range of eye and base level units, work surfaces, newly installed granite tile flooring, built-in gas hob, oven, and provisions for a fridge/freezer, washing machine, and dishwasher. Large full-length windows enhance the space with an abundance of natural light.

Upstairs, the first floor hosts two generously sized double bedrooms, both benefitting from en-suite bathrooms. One en-suite features a panel-enclosed bath, while the other includes a shower cubicle and houses the boiler cupboard with Megaflo system. Double windows in both bedrooms ensure plenty of natural light.

- 1.5 miles from Burnham Rail Station (Main Paddington Line and Elizabeth Line - access across Central London)
- Easy access to M4 Motorway (Junction 6/7)
- Private rear garden
- Close to local shops & supermarkets
- Allocated parking space and visitor parking
- Within walking distance of The Westgate School & other local schools
- Well presented throughout
- EPC Rating B



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