





# ELTHAM AVENUE

## SLOUGH, SL1 5TQ

**£575,000**

**Located in one of the area's most desirable residential settings, this exceptional four-bedroom detached family home offers an impressive combination of space, style, and modern comfort. Designed with family living in mind, the property provides well-balanced accommodation throughout, and a prime location close to a variety of amenities, highly regarded schools, and excellent transport links.**

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**Approximate Gross Internal Area 1116 sq ft - 104 sq m**
**(Excluding Garage)**
Ground Floor Area 548 sq ft – 51 sq m
First Floor Area 568 sq ft – 53 sq m
Garage Area 147 sq ft – 14 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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**Upon entry, you are welcomed into a bright and spacious entrance hallway that immediately conveys the warm and inviting nature of this home. The generous 15ft living room is beautifully presented, offering a comfortable and versatile space for relaxation and family gatherings. Flowing seamlessly from here, the dining room provides an ideal setting for both everyday meals and formal entertaining. The modern fitted kitchen features an excellent range of contemporary units, ample work surfaces, and a five-burner gas oven, perfectly catering to the demands of a busy household. A convenient downstairs cloakroom completes the ground floor.**

**Upstairs, the property continues to impress with four well-proportioned bedrooms, each designed to provide comfort and functionality. The principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room, while the remaining bedrooms are served by a modern family bathroom finished in a sleek white suite.**

**Externally, this home enjoys superb kerb appeal with a block-paved driveway offering generous off-street parking for multiple vehicles and access to a spacious 17ft garage. There is also the benefit of an EV charging point, providing an eco-friendly feature for modern living. Side access leads to the well-maintained rear garden, which is predominantly laid to lawn with mature shrub borders and a patio area—perfect for outdoor dining, entertaining, or simply enjoying a peaceful evening.**

- **Spacious detached property**
- **Within Burnham Grammar Schools as well as Slough Grammar schools catchment**
- **Easy access to M4 Motorway (Junction 7)**
- **Driveway parking with garage**
- **Close to local shops**
- **Within walking distance of The Westgate School & Western House Academy**
- **1 mile from Burnham Rail Station (Main Paddington Line and Crossrail Station - 20 minutes to Central London)**






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