



# VAUGHAN WAY SLOUGH, SL2 2ND

# £400,000

A beautifully presented two-bedroom home situated in a sought after area of Slough, offering a perfect blend of modern living and excellent convenience.

The property is ideally located close to a range of local amenities, well-regarded schools, and excellent transport links, providing easy access into Slough town centre, nearby motorway networks, and direct routes into London making it an



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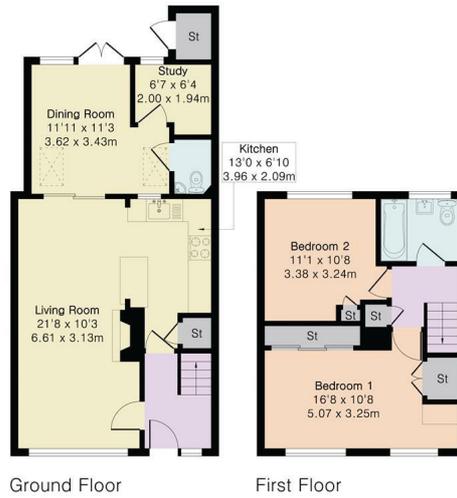
 2 **EPC**

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Approximate Gross Internal Area 916 sq ft - 86 sq m

Ground Floor Area 555 sq ft - 52 sq m

First Floor Area 361 sq ft - 34 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 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.



ideal choice for both commuters and families alike.

Internally, the home has been thoughtfully updated and finished to a high standard throughout. The ground floor features a bright and spacious open-plan living area, complemented by a stylish modern kitchen fitted with integrated appliances. A charming feature fireplace adds character to the living space, creating a warm and inviting atmosphere.

To the rear, a stunning extension with skylights floods the space with natural light, offering an ideal dining area with views over the garden. There is also access to a separate additional room, perfect for use as a home office, playroom, or snug, providing great flexibility for modern lifestyles. Further benefits include a convenient downstairs WC and a utility room.

Upstairs, the property boasts two generous double bedrooms along with a contemporary family bathroom, finished to a modern standard.

Externally, the rear garden is mainly laid to lawn, with a decked area ideal for outdoor entertaining and relaxing during

- 0.7 miles from Burnham Rail Station (Main Paddington Line and Elizabeth Line - access across Central London)
- Access to off street parking
- Within walking distance of Lynch Hill School & Burnham Grammar
- Private rear garden
- Easy access to M4 Motorway
- Modern extension to the rear
- Close to local shops
- Open plan layout



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