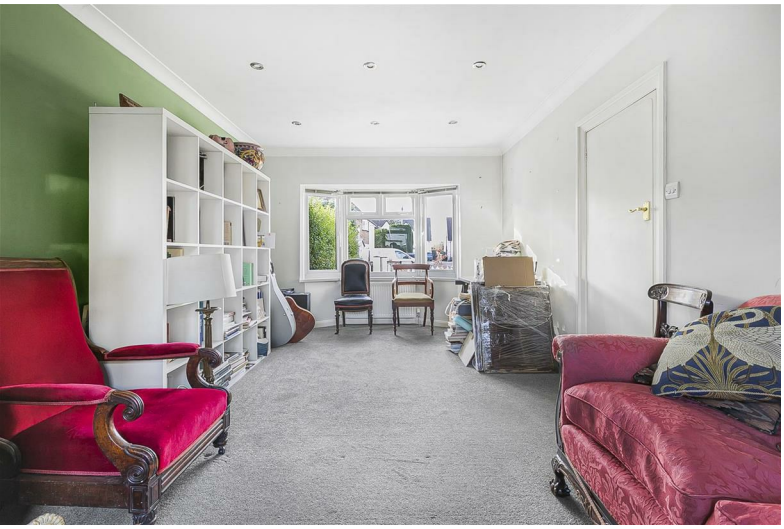

# ST. GEORGES

## SLOUGH, SL1 5PF

**£435,000**

**This well presented, three-bedroom semi-detached property is conveniently situated within walking distance of Burnham Rail Station, offering easy access to Central London via the Elizabeth Line. Located near reputable schools, the home boasts a spacious living area, fitted kitchen, and a private enclosed rear garden with driveway parking. Local amenities, parks, and transportation options are within reach, with Burnham Rail Station just one mile away.**

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**Approximate Gross Internal Area 809 sq ft - 75 sq m**
Ground Floor Area 409 sq ft – 38 sq m
First Floor Area 400 sq ft – 37 sq m

PINK PLAN

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 as defined by RICS code of measuring practise. No guarantee is given on 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 by an entrance hall leading to the living room, kitchen, and stairs to the upper level with storage space below. The spacious living room features a distinctive fireplace and ample room for furniture. The well-appointed kitchen includes plenty of storage, a built-in electric oven with gas hob, space for a washing machine and fridge freezer, and a door opening to the rear garden.**

**Upstairs, there are three bedrooms and a bathroom, with two of the bedrooms being generously sized doubles and one a good-sized single. The bathroom showcases a modern white suite with a panel enclosed bath, mixer tap wall-mounted shower, WC, and wash hand basin. The landing provides access to a sizable loft with potential for conversion (subject to planning permission).**

**The rear garden is predominantly lawn with a wooden shed and can be accessed from the kitchen. The side gate leads to the front garden, which features fencing, driveway parking for two cars, and additional on-street parking options.**

- **0.8 miles from Burnham Rail Station (Main Paddington Line and Crossrail Station - 20 minutes to Central London)**
- **Driveway parking for three vehicles**
- **Easy access to M4 Motorway (Junction 7)**
- **Private rear garden**
- **Within walking distance of Burnham Grammar & Cippenham Schools**
- **Potential to extend (STPP)**
- **Close to local shops & supermarkets**

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