# CIPPENHAM LANE

## SLOUGH, SL1 5BS

**£399,000**

**Fantastic opportunity to acquire this spacious and beautifully presented three-bedroom semi-detached family home situated on Cippenham Lane. This property boasts a range of desirable features, including two reception rooms, a fully equipped galley kitchen, three bedrooms on the first floor, a well-appointed family bathroom, ample loft storage space, efficient gas central heating, double glazing, and convenient driveway parking for at least two vehicles.**

**One of the key advantages of this property is its prime location within the catchment**

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3 EPC D

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area of highly regarded schools such as The Westgate School, Burnham Grammar, Herschel Grammar, and Cippenham Infant/Primary. Additionally, it is conveniently positioned just a short 10-minute walk from Burnham train station, offering excellent transport links via the main Paddington Line and the upcoming Crossrail Station, providing a swift 25-minute commute to London.

Furthermore, this property benefits from relevant planning permissions for a rear double-storey extension, allowing for potential future expansion. Residents will also appreciate the close proximity to three major supermarkets, as well as local shops just a few minutes' walk away. For outdoor enthusiasts, the nearby Thames river offers opportunities for cycling, walking, or jogging to nearby destinations such as Maidenhead, Dorney, Eton, and Windsor center.

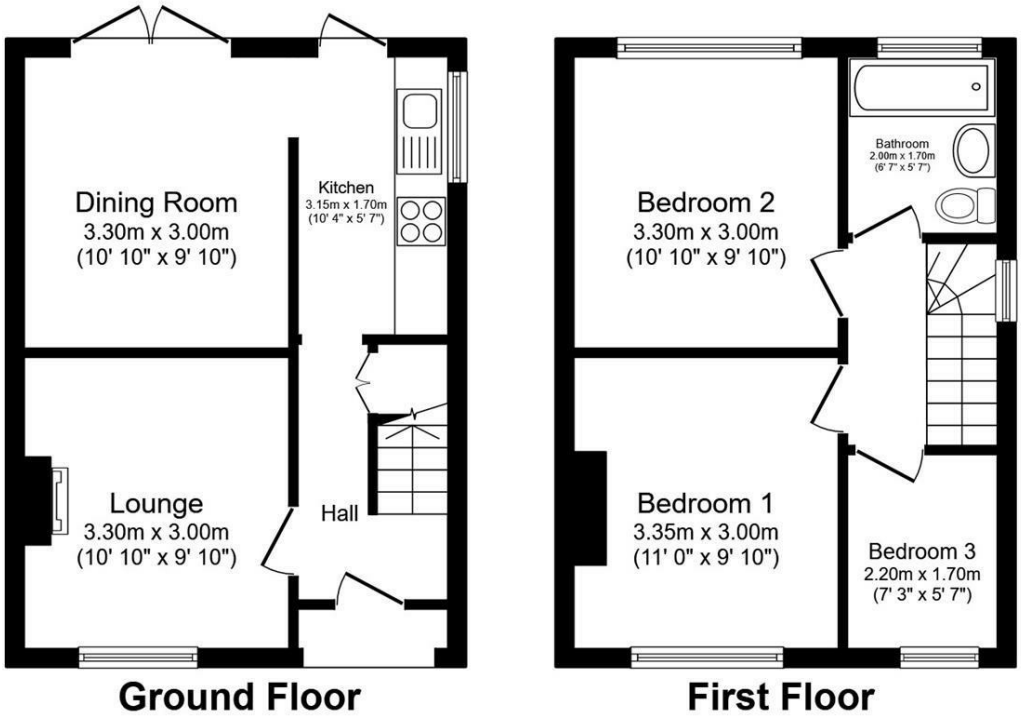
With Junction 6 of the M4 just a 5-minute drive away, residents will enjoy easy access to Heathrow Airport, Central London, and the wider M25/M40 network, enhancing overall convenience and connectivity.

Don't miss out on this exceptional property. Contact us today to arrange a viewing or for any further information.

- Sold with no onward chain
- Easy access to M4 Motorway (junction 6 or 7)
- Private rear garden
- 0.6 miles from Burnham Rail Station (Main Paddington Line and Crossrail Sation - 20 minutes to Central London)
- Driveway parking for two cars
- Within walking distance of The Westgate School and Eden Girls School
- Close to local shops
- EPC Rating D

## Directions

PLASMA BALL




Total floor area 64.3 m² (692 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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