



## STATION ROAD BURNHAM, SL1 6JJ

This well-maintained two-bedroom property is conveniently situated near Burnham Rail Station, providing easy access to Central London via the Elizabeth Line and in close proximity to Burnham Grammar School. The

# £255,000



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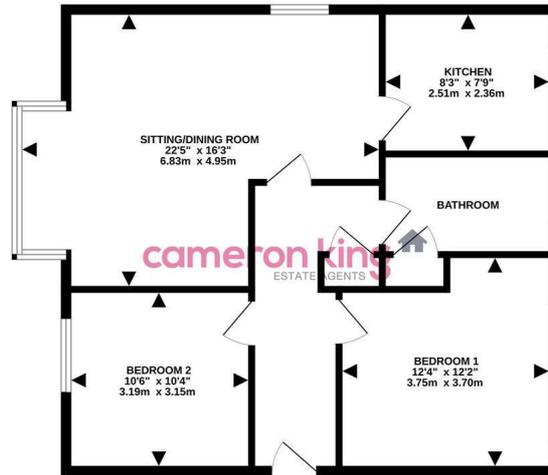


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EPC

**cameron**  
 **king**  
ESTATE AGENTS

GROUND FLOOR  
746 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA: 746 sq ft (69.3 sq m) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms, boundaries, areas and any other details are approximate and no responsibility is taken for any omission or error hereunder. This plan is for guidance purposes only and should be used as such by only prospective purchasers. The layout, furniture and appliances shown have not been visited and no guarantee is given for their availability or condition when the plan is made. Made with Smartplan 12/2014

apartment boasts a spacious living area, two double bedrooms, a fitted kitchen, and gas central heating throughout. Residents will enjoy convenient access to local amenities, schools, parks, and major road links.

Upon entry, a welcoming entrance hall offers ample cupboard space for coats and shoes. The generously sized living room, measuring 22ft x 16ft, provides plenty of room for sofas and furnishings. The well-equipped kitchen features a range of storage units, work surfaces, a gas hob and oven, and space for a fridge freezer and washing machine. Both bedrooms offer ample space for wardrobes and other bedroom furniture. The bathroom includes a walk-in shower cubicle, WC, and washbasin.

Outside, residents have access to two off-street parking spaces and communal grounds.

- 0.2 miles from Burnham Rail Station (Main Paddington Line and Crossrail Station - 20 minutes to Central London)
- Within walking distance of Burnham Grammar & Priory School
- Access to residents off road parking
- Secure entry phone system
- Easy access to M4 Motorway (Junction 7)
- EPC - TBC



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