



Royston Way, Slough - SL1 6HA
£800,000

 **TIM RUSS**
& Company



Royston Way

Burnham

- Detached Bungalow
- Short Walk to Burnham Train Station
- Four Bedrooms
- Impressive 28ft Kitchen/Sitting Room with Vaulted Ceiling
- Study
- Large Utility Room
- Two Shower Rooms
- Loft Room
- Driveway & Large Garden



Royston Way

Burnham

Less than half a mile from Burnham Train Station, this beautifully presented four bedroom detached bungalow combines generous space with modern, easy living in a highly convenient setting.

The accommodation is both flexible and well balanced. There are four well-proportioned bedrooms with the addition of built in wardrobes. These are served by two stylish shower rooms, finished to a high standard. A separate study provides a calm space for home working, while a large utility room is a very practical space.

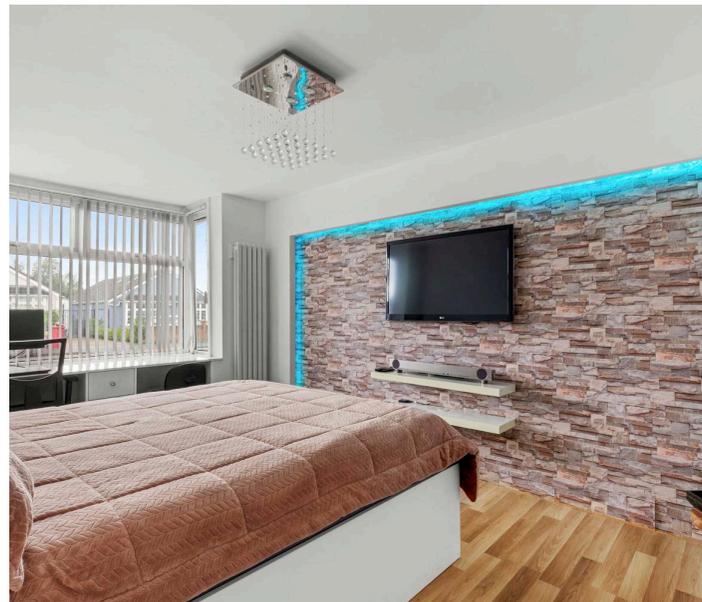
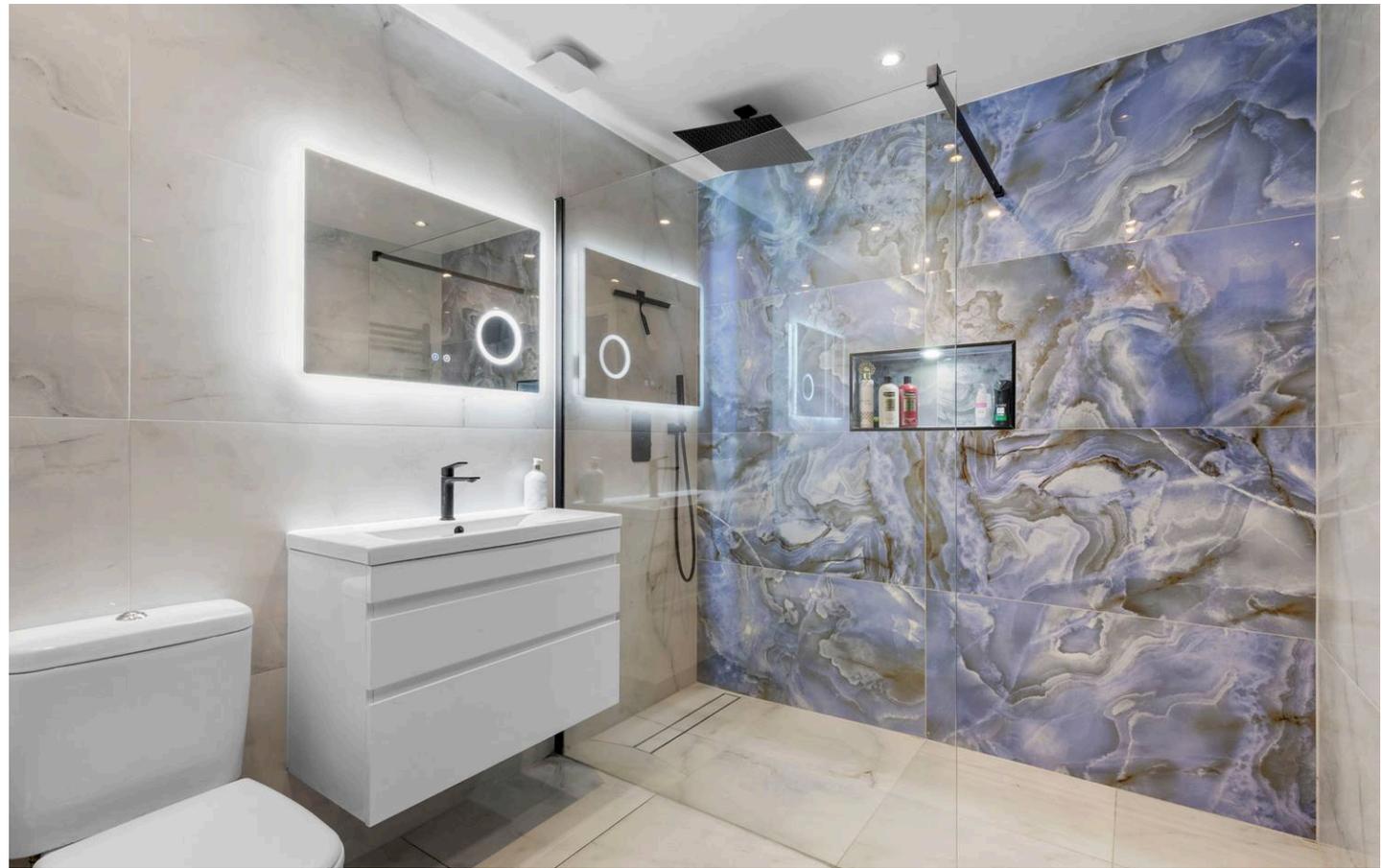
A versatile loft room with permanent staircase adds further potential for future adaptation subject to the necessary consents.

Outside, the attractive garden offers a separate seating area with a brick build BBQ. There is a garden shed with convenient electric points for extra appliances if required. A private driveway offers ample parking, completing a home that has been thoughtfully arranged for comfort and convenience. Well placed for local amenities, schools and transport links, this is a smart, spacious bungalow in a convenient position.

Council Tax band: E

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





Ground Floor

First Floor

Approximate Gross Internal Area
 Ground Floor = 125.0 sq m / 1345 sq ft
 First Floor = 37.4 sq m / 402 sq ft
 Total = 162.4 sq m / 1747 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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