



# MARINA WAY

## CIPPENHAM, SL1 5NR

# £400,000

Virtual Viewings Available By Appointment - Please contact the branch to arrange.

Presenting well throughout is this three bedroom semi detached property in a popular area 0.7 miles from Burnham Rail Station (Part of the Cross Rail Development). The property features a spacious and stylish living area and has been extended to the rear. Other benefits include driveway parking to the front, beautifully presented garden to the side of the property, being close to local parks and amenities, along with major road links being easily accessible.



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Upon entering you are greeted by an entrance hall with under stairs storage ideal for shoes and coats, doors to the living space, kitchen and stairs to first floor. Initially you will find the main living space being a light and well proportioned room at 22ft long providing plenty of space for settees and other furniture with access to a downstairs wc to the rear of the property. The kitchen presents well, and is equipped with a range of eye and base level storage units, work surface area, built in gas hob and oven with space for a dishwasher, washing machine, tumble dryer and fridge/freezer.

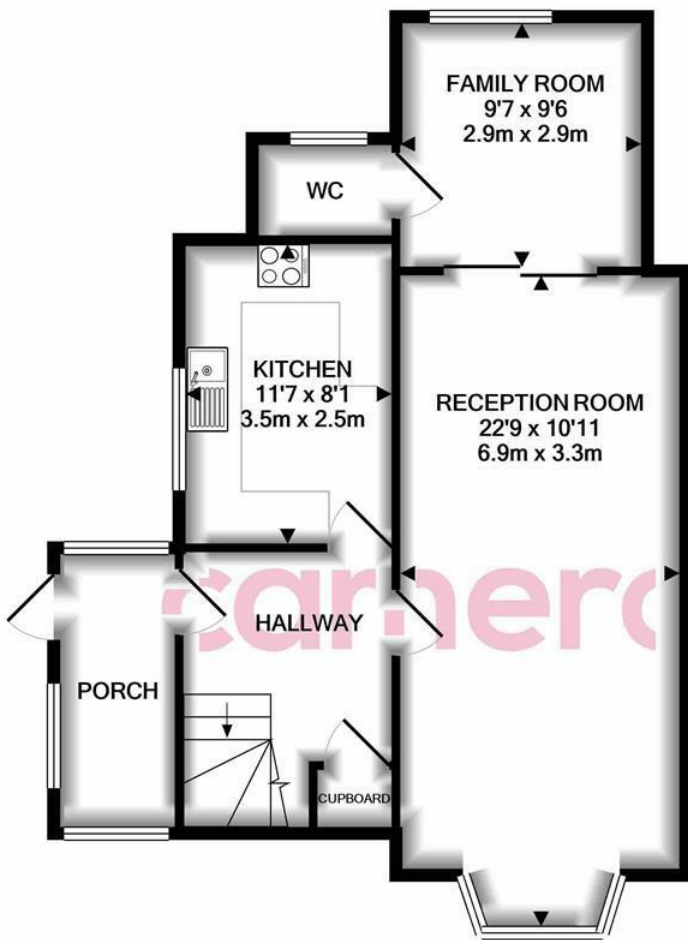
On the first floor you will find the three bedrooms and bathroom. With two double bedrooms the third makes being a good size single bedroom. The bathroom is fitted with a white suite with panelled bath tub, part tiled walls, vanity unit and wc.

Outside, the garden is mainly laid to lawn with large timber shed/workshop and two private courtyard areas. The driveway offers parking for several vehicles.

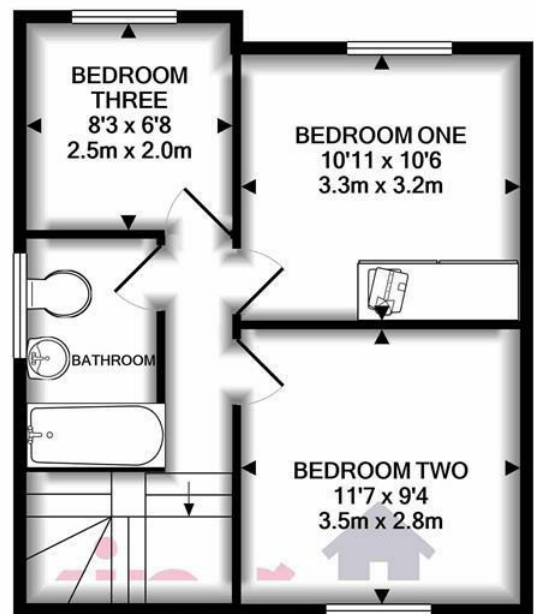
- **Within A 15 Minute Walk Of Burnham Rail Station**
- **Easy Access To M4 Motorway (Junction 7)**
- **Close to Local Shops**
- **Driveway Parking**
- **Close to Local Cippenham Schools**
- **Excellent Transport Links**
- **Extended Property**
- **EPC**

## **Directions**





GROUND FLOOR  
APPROX. FLOOR  
AREA 605 SQ.FT.  
(56.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 414 SQ.FT.  
(38.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1019 SQ.FT. (94.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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