



**LOWESTOFT
DRIVE
SLOUGH**

SE

STOWHILL ESTATES
BERKSHIRE





A RECENTLY-BUILT GEM

Built in 2018, this is a fantastic opportunity to own a beautifully presented 4-bedroom detached house in a sought-after residential location. What's more, planning has just been approved for an additional one or two bed home or an extension.

Other notable benefits include excellent local amenities, a private rear garden and parking for four cars to the front.



INVESTMENT POTENTIAL

This cleverly designed property offers the perfect blend of space, style, and comfort, making it a wonderful home.

Equally, the investment and expansion opportunity here is significant. With planning approved for an additional one bedroom or two bedroom property to the side, or a side extension to expand the existing house, the possibility exists to rapidly create a large rental property, HMO or multi-generational family dwelling.

Even without major work, simple dormers in the existing house could easily give an extra bedroom and bathroom upstairs.

Additionally, a side extension into the small side passageway could provide extra en suites both upstairs and downstairs, ideal for HMO potential.

See final pages of this brochure for proposed plans.



THE HEART OF THE HOME

The highlight of the current property is its open-plan living / kitchen / dining area, creating a wonderful space for relaxation, entertaining and family life. With an abundance of natural light flooding through the large windows, this area epitomises contemporary living. The seamless flow between the kitchen, dining, and living area allows for effortless socialising, offering the perfect setting for hosting memorable gatherings with family and friends.



The U-shaped kitchen is thoughtfully designed with sleek countertops, soft-close cupboards and built-in Zanussi appliances including oven, dishwasher, fridge / freezer and electric hob. Whether you are a seasoned chef or enjoy occasional culinary adventures, this kitchen will cater to your every need. With ample storage space and a stylish breakfast bar, it is the perfect spot to prepare dinner or enjoy a relaxed breakfast before starting a busy day.



INTELLIGENTLY PRACTICAL

The family bathroom with bath / shower conveniently serves the needs of the two downstairs bedrooms.

The private rear garden is accessed via the backdoor from the kitchen. The property benefits from hard wired smoke alarms throughout.





TO THE LAND OF NOD

Elsewhere on the ground floor you'll find two spacious double bedrooms with built in storage, providing flexibility for families with different needs.

Equally, should you prefer, one of these can easily become a home office.

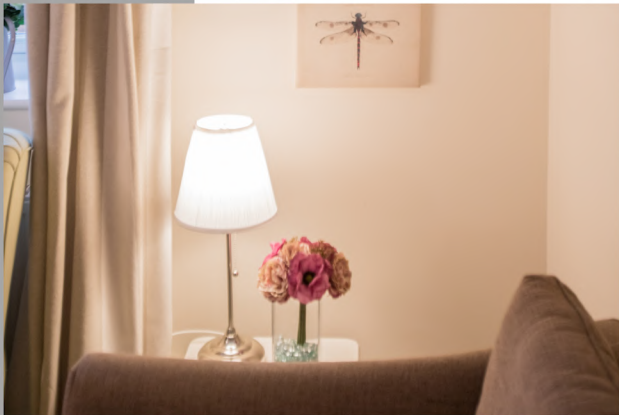


Upstairs you find the master suite with a good-sized bedroom, en suite and utility space offering convenience and practicality.

The en suite comes complete with both a bath and a separate shower, providing the perfect sanctuary to unwind and rejuvenate.



Bedroom two is a large room and benefits from a Velux window, providing plenty of natural light and cool breeze.





LET'S GO OUTSIDE

The enclosed rear garden is a good size and nice and private and has a large section laid to lawn and an equally large section as hardstanding with artificial grass.

To the front of the property is plenty of room for parking up to 4 cars.

ROUND AND ABOUT

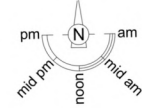
Located in Slough and close to Burnham, this property presents an excellent opportunity for commuters. With its close proximity to major transport links, including J7 of the M4 and multiple train stations, London is easily accessible. Burnham station is a 15-minute walk or 4-minute drive and Taplow is a 6-minute drive. Both are on the Elizabeth line and head into Paddington. Beaconsfield station is a 20-minute drive and from there you can go direct to Marylebone.

Shopping-wise, Burnham more than adequately caters for day-to-day needs with a good range of shops. If a greater selection is required Maidenhead, Windsor and Beaconsfield are nearby. For weekly food shops, Taplow just down the road has a Sainsburys and Tesco.

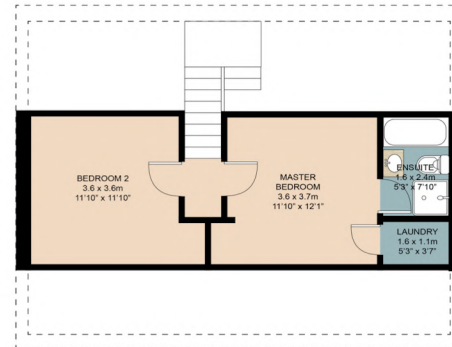
Cliveden Reach, for many one of the most beautiful stretches of the River Thames, is nearby for boating and fishing. If you'd rather keep your feet dry, there's golf at Burnham Beeches and Stoke Park, and horse racing at Ascot and Windsor. Or you can head for a stroll in the grounds of Cliveden, Windsor Great Park and Burnham Beeches.

The property sits in the catchment area for sought-after Burnham Grammar School rated 'good' by Ofsted.

THE FINER DETAILS



GROUND FLOOR PLAN



FIRST FLOOR PLAN

APPROXIMATE FLOOR AREA

GROUND FLOOR	74.25 m ²	799 ft ²
FIRST FLOOR	35.64 m ²	384 ft ²
TOTAL FLOOR AREA	109.9 m ²	1183 ft ²

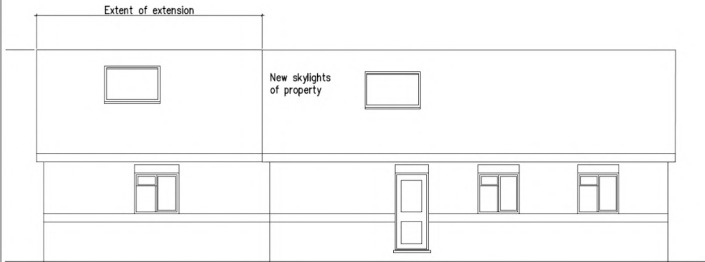
This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC: B
 Council Tax Band: D
 Heating: Gas radiators
 Local Authority: Slough

OPTION 1

EXTENSION ELEVATIONS



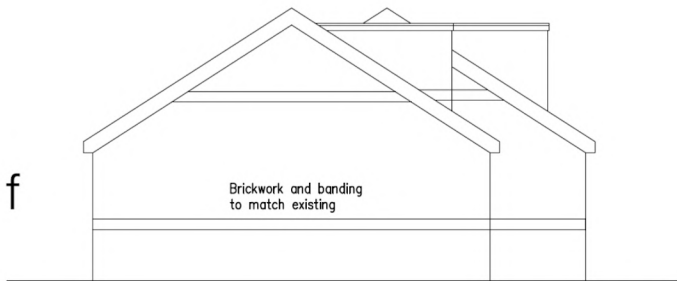
FRONT ELEVATION

1:100 at A1



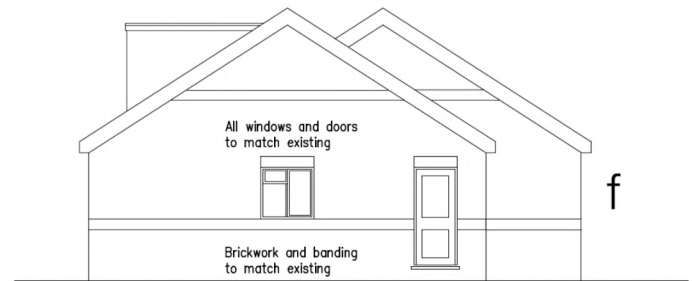
REAR ELEVATION

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SIDE ELEVATION

1:100 at A1



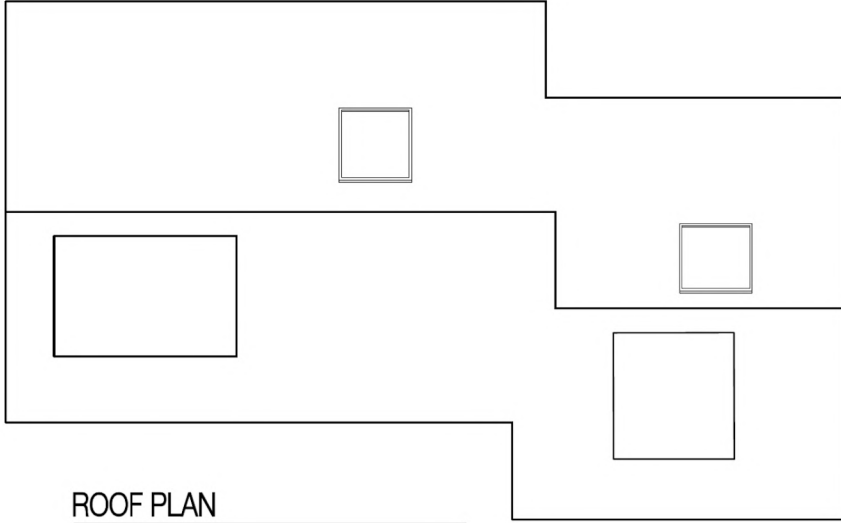
SIDE ELEVATION

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OPTION 1

EXTENSION PLANS



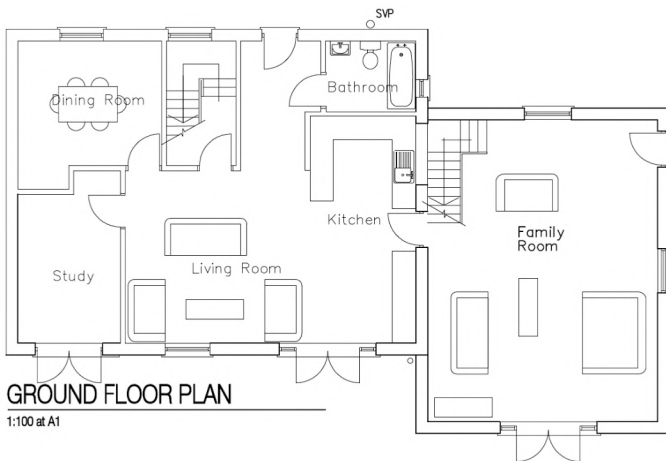
ROOF PLAN

1:100 at A3



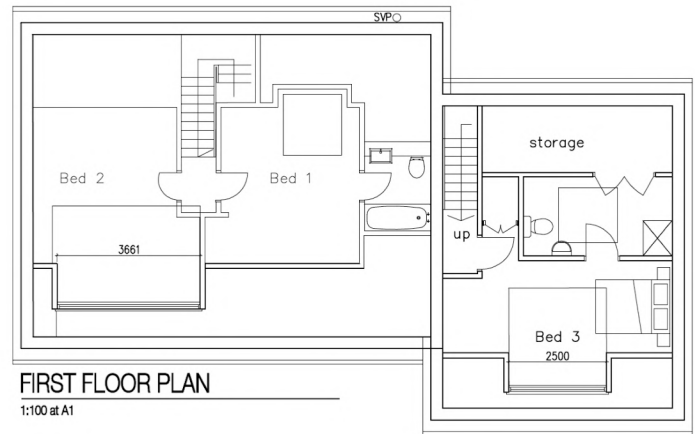
LOCATION PLAN

1:1250 at A3



GROUND FLOOR PLAN

1:100 at A1



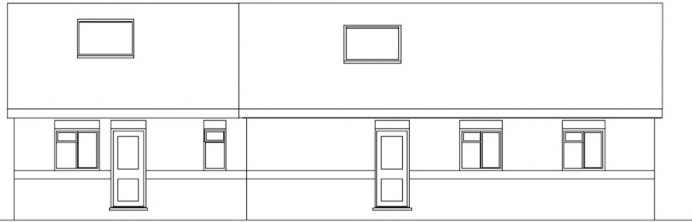
FIRST FLOOR PLAN

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OPTION 2

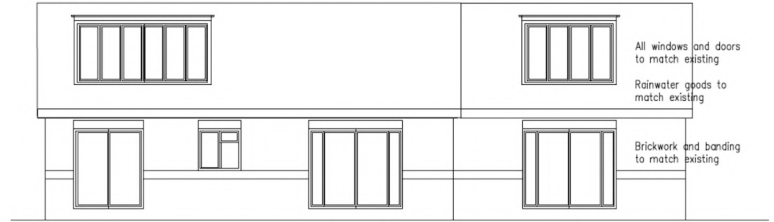
ADDITIONAL ONE-BEDROOM HOUSE

ELEVATIONS



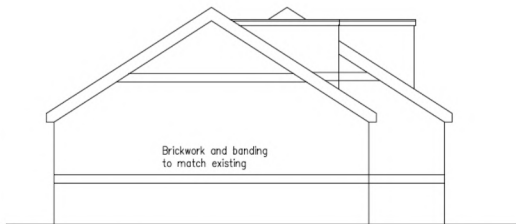
FRONT ELEVATION

1:100 at A1



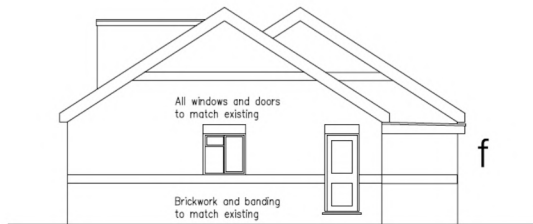
REAR ELEVATION

1:100 at A1



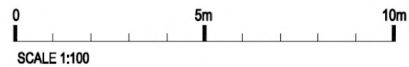
SIDE ELEVATION

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SIDE ELEVATION

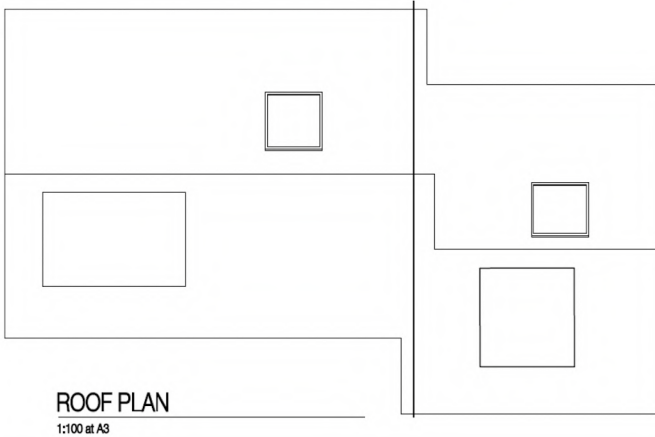
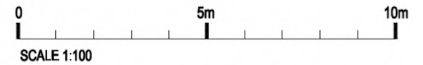
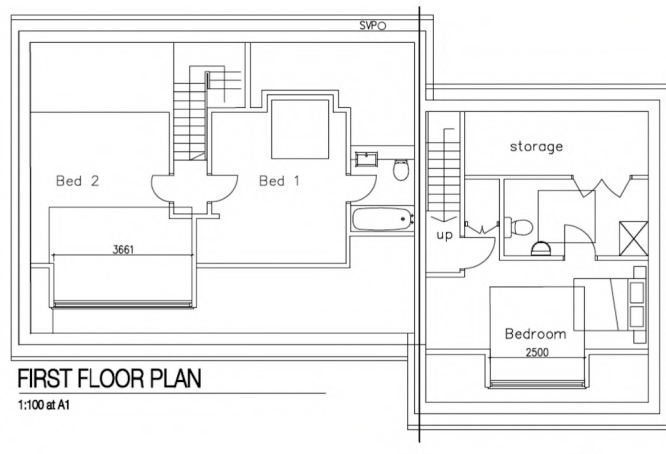
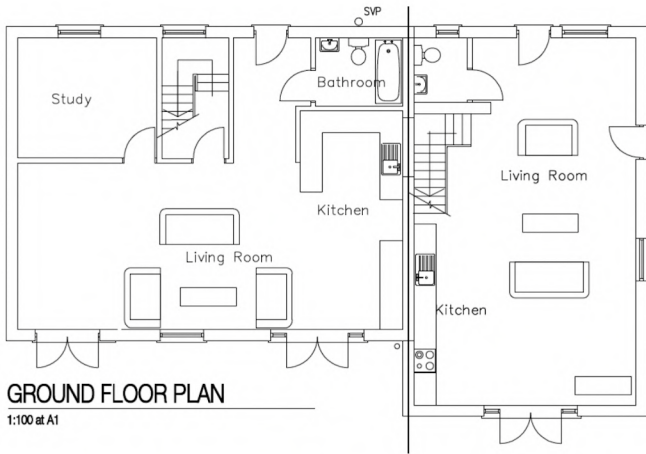
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OPTION 2

ADDITIONAL ONE-BEDROOM HOUSE

PLANS



OPTION 3

ADDITIONAL TWO-BEDROOM HOUSE

ELEVATIONS

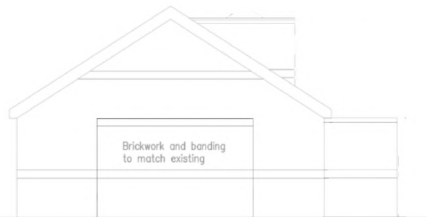


FRONT ELEVATION

1:100 at A1

REAR ELEVATION

1:100 at A1



SIDE ELEVATION

1:100 at A1



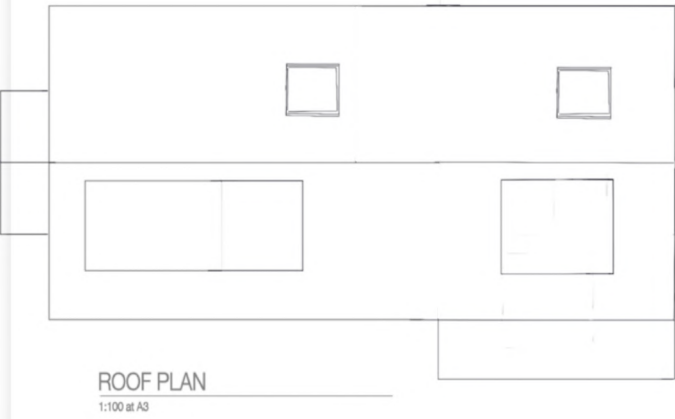
SIDE ELEVATION

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OPTION 3

ADDITIONAL TWO-BEDROOM HOUSE

PLANS





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