



**BLUMFIELD COURT**  
SLOUGH, SL1 6NW

**£385,000**



**2**



**1**



**3**

**EPC D**





Positioned near to Burnham Rail Station and close to well regarded schools is this well presented three bedroom semi detached family home. The property has a range of benefits some of which include a spacious reception room, fitted kitchen, enclosed garden and a single garage. The property has kerb appeal and good access with its in out driveway. Local amenities, major road links and Burnham Rail Station (part of the Crossrail development) are all easily accessible.

On entering the property you find yourself in a hallway with access to cloakroom, kitchen and reception room as well as stairs to the upper floor. The cloakroom comes with a wash hand basins and wc. The main living area is a light and well proportioned room with space for settees there is also plenty of room for other furniture with patio doors leading out to the rear garden. The kitchen which is well equipped with a range of eye and base level storage units and work surface areas. There is also a built in gas hob and oven.

On the first floor you will discover three bedrooms and a bathroom. Two of the bedrooms are double rooms and benefit from built in storage. The bathroom is fitted with a white suite including a panel enclosed bath, wash hand basin, wc and tiled walls.

Outside is a wonderful secluded garden offering a great deal of privacy. Benefiting from a patio area leading to a large lawn with access to the attached single garage. To the front of the property is parking for 2/3 vehicles.



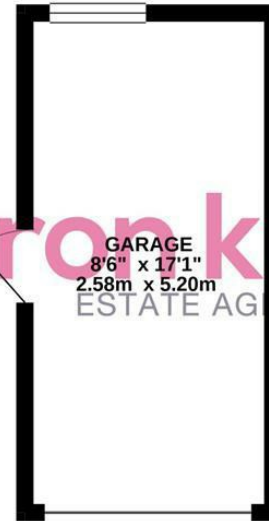
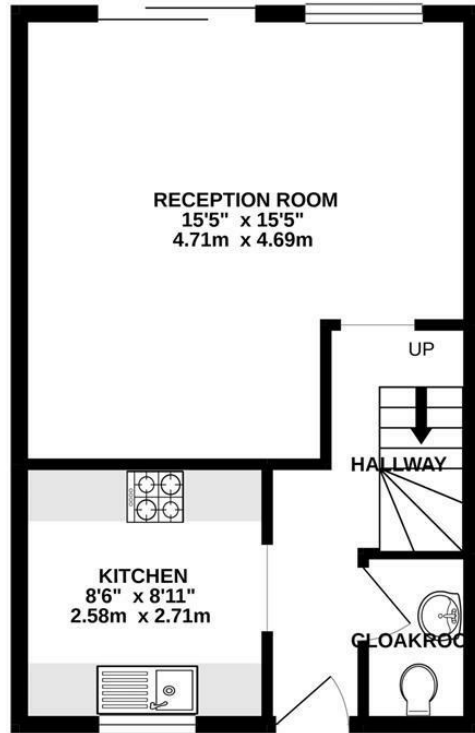
- 0.4 Miles From Burnham Rail Station
- Private Rear Garden
- 0.3 Miles From Priory School
- Single Garage With Parking For 2-3 Cars
- Within A 10 Minute Walk Of Burnham Grammar School
- Easy Access To M4 Motorway (Junction 7)

## Situation

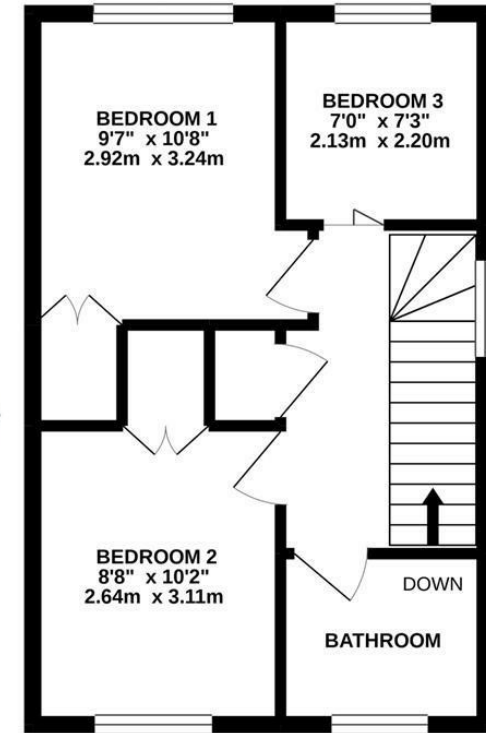


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Council Tax Band: D  
Available:

GROUND FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



1ST FLOOR  
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 895 sq.ft. (83.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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411Bath Road, Slough, SL1 5QL  
t: 01628 667442  
e: sales@cameronking.co.uk

