



Royston Way, Slough, SL1 6HF

welcome to

Royston Way, Slough

Accessed via secure electric gates, the property offers a sense of tranquillity and seclusion. Inside you will find 2 reception rooms, providing ample space for relaxation and family gatherings, one with a wood burner ideal for chilly evenings. The master bedroom benefits from a convenient ensuite. Nestled on a desirable plot, this charming three-bedroom bungalow boasts a large, private garden with convenient side access, offering a tranquil outdoor haven. Security and convenience are paramount with electric gated access. Inside, discover a welcoming layout featuring two reception rooms, perfect for both family living and entertaining. Enjoy the luxury of an en suite to the master bedroom and cozy evenings by the wood burner. Located within close proximity to grammar and excellent junior schools, this property is ideal for families. Commuting is a breeze with the Elizabeth Line Burnham Station just 5 minutes' walk and junction 7 of the M4 just a short distance away.





Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Total floor area 115.6 m² (1,245 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Royston Way, Slough

- DETACHED THREE BEDROOM EXTENDED BUNGALOW
- TWO RECEPTION ROOMS
- MASTER BEDROOM WITH ENSUITE
- LARGE PRIVATE GARDEN
- ELECTRIC GATED ACCESS
- 5 MINUTE WALK TO BURNHAM STATION

Tenure: Freehold EPC Rating: D
Council Tax Band: E

guide price

£695,000

Schools in that area include PRIMARY SCHOOLS: St Peter's Church of England Primary School, Priory School, Our Lady of Peace Catholic Primary and Nursery School and Lent Rise School

SECONDARY SCHOOLS: Burnham Grammar

A short walk away is Burnham Village which offers good local shopping and other amenities. The larger centres of Beaconsfield, Slough and Maidenhead are within easy reach and offer even more extensive facilities. The M40 (junction 2) can be joined at Beaconsfield linking with the M25. The M4 (junction 7) also provides access to the M25.



Please note the marker reflects the
postcode not the actual property

view this property online rogerplatt.co.uk/Property/BRH108492



Property Ref:
BRH108492 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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