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SPECIALISTS IN PROPERTY



16a Blumfield Crescent, Slough, Berkshire.

£650,000 Freehold

A chance to purchase this excellent four bedroom, two reception, two bathroom detached family house, situated in popular Blumfield Crescent on the Slough/Burnham border. It is a quiet crescent which is walking distance from Burnham Train Station.

In total there is over 1200 square ft of accommodation on offer. EPC rating C.

The ground floor includes a 14'8 x 11'10 front aspect living room, which leads directly into a dining room that in turn has french doors leading out to the garden.

There is also an impressive 17'10 x 9'2 kitchen/breakfast room which features a breakfast bar, ample modern eye and base level units, while also having a delightful twin rear aspect overlooking the garden. Completing the ground floor and located directly off the kitchen is a handy utility with built in storage.

Upstairs, is an 14'4 x 9'2 master bedroom that has its own ensuite shower room and offers a rear aspect over the garden, a 14'0 x 11'11 second bedroom that has double wardrobes, plus there are two more front aspect bedrooms, both of which also have built in wardrobes.



A modern, contemporary styled bathroom which has a panel bath with screen and shower over, completes the first floor.

Outside, the rear garden is low maintenance and is mainly laid to lawn with a patio, plus to the rear of the garden is your own parking space.

### THE AREA

Burnham High Street is found locally which offers a range of day to day needs and facilities, while more extensive shopping can be found at either Slough or Maidenhead.

The M4 (Junction 7) is less than two miles away as is



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

#### Important Notice

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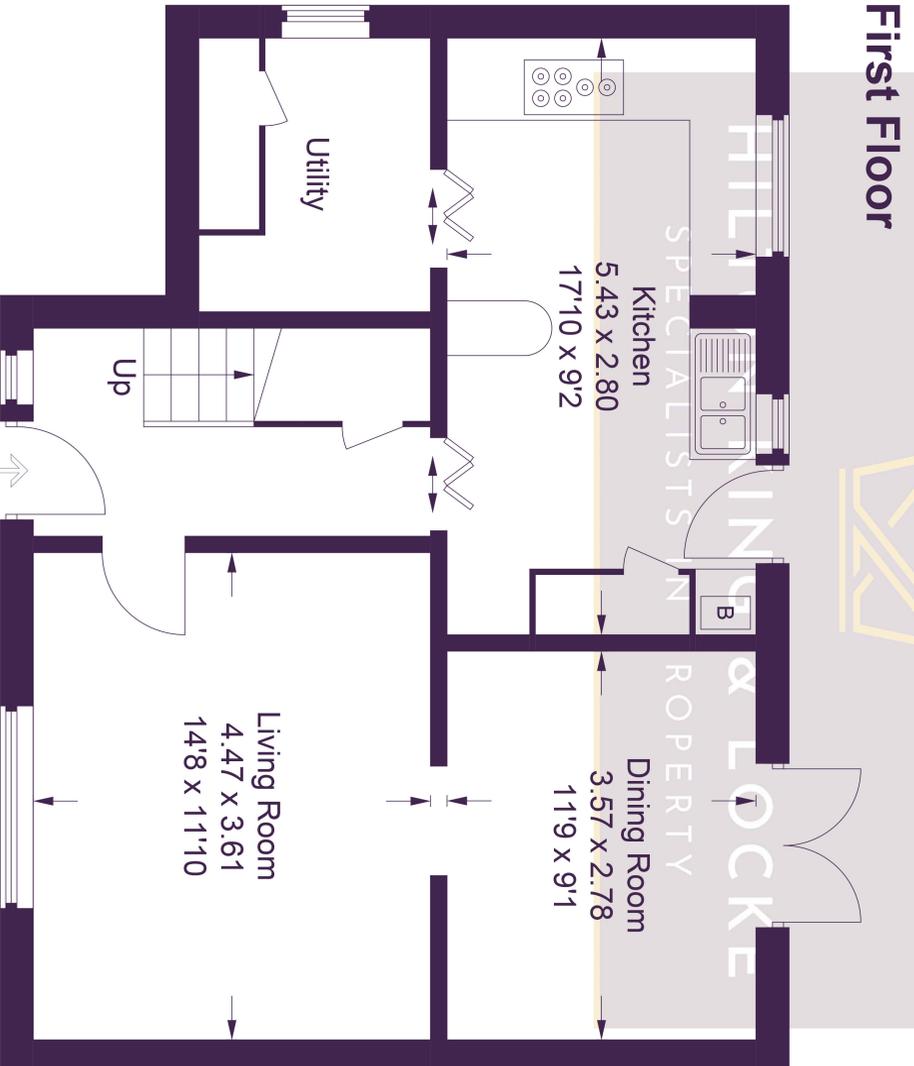
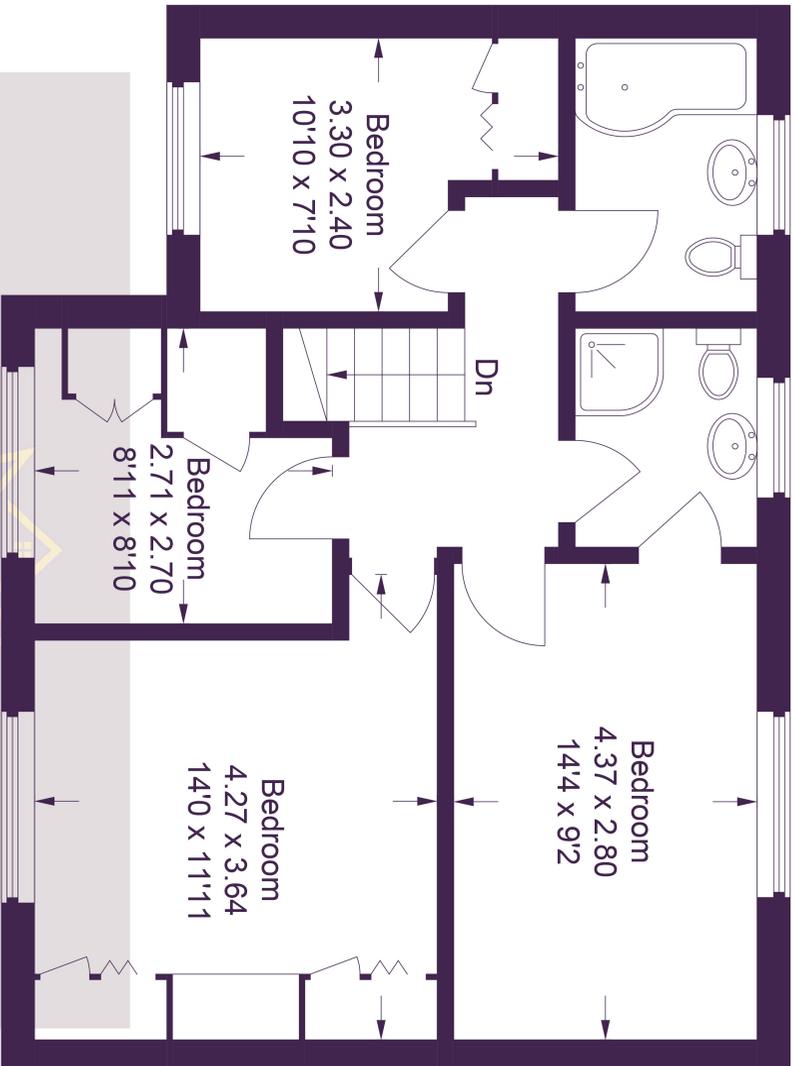
# 16A Blumfield Crescent

Approximate Gross Internal Area

Ground Floor = 56.4 sq m / 607 sq ft

First Floor = 55.9 sq m / 602 sq ft

Total = 112.3 sq m / 1,209 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken 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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