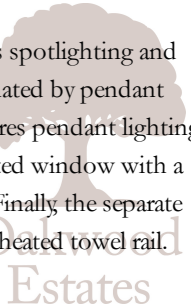




We are pleased to introduce this charming mid-terraced property to the market, brought to you by Oakwood Estates. This home features three bedrooms, a spacious reception area, and a delightful conservatory. What sets it apart is the added benefit that the current homeowners have already secured their next property, ensuring a hassle-free transition for the lucky buyers. With a generous size of just under 1,180 square feet, this property provides ample room for comfortable living. Situated at a mere 0.93-mile distance from Slough Train Station, offering Crossrail/Elizabeth Line connectivity, and convenient proximity to Slough Bus Station, this home is exceptionally well-connected for commuters. Additionally, it's a short stroll away from local schools and a range of amenities, making it an ideal choice for families. Furthermore, this property boasts the convenience of driveway parking for two cars, along with a rear garden, adding to its overall appeal.

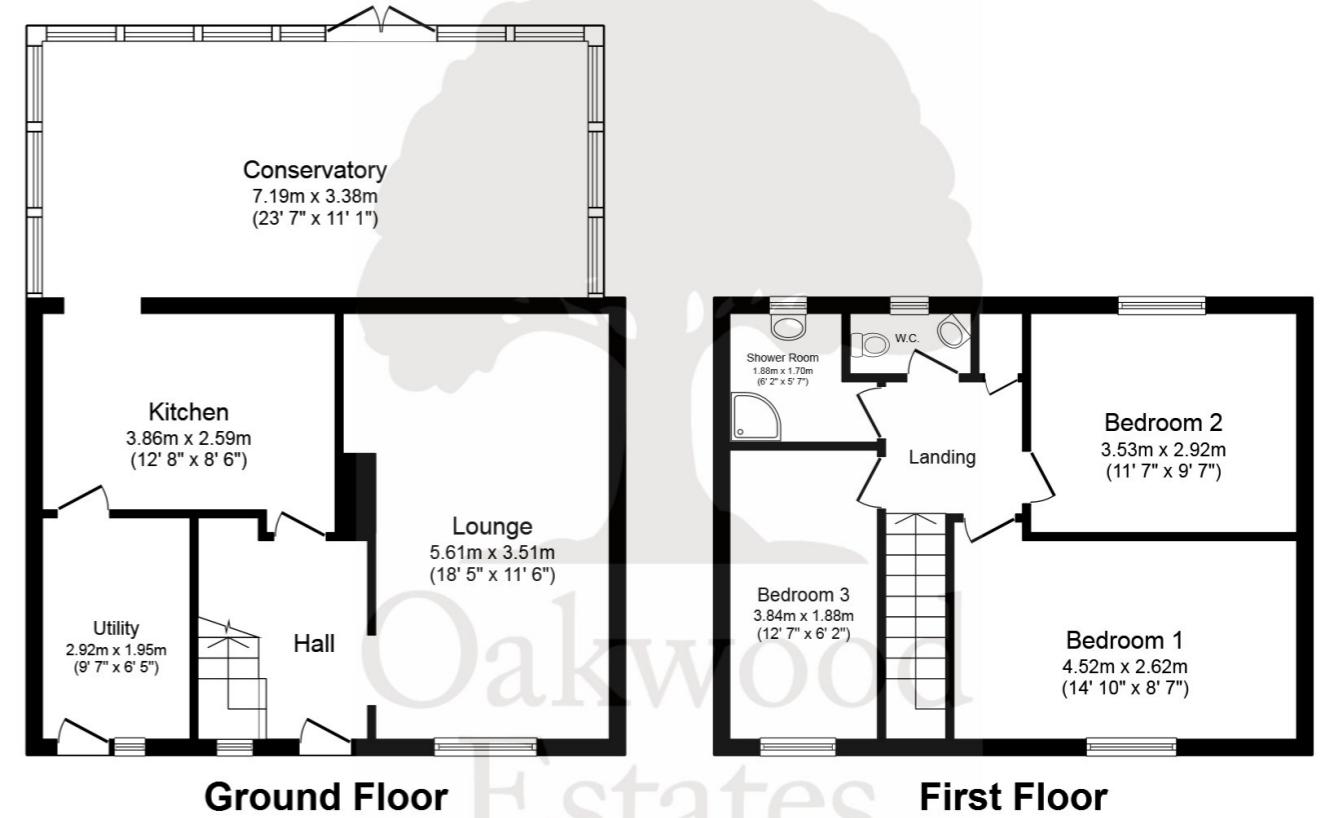
As we step inside the property we're greeted by an inviting entrance hall. A staircase gracefully ascends to the first floor, and from here, doors open into both the kitchen and the lounge area. The lounge is illuminated by spotlights and boasts a front-facing window that fills the room with natural light. This space easily accommodates a three-piece suite and showcases elegant wooden flooring. Moving into the kitchen, you'll find more spotlights overhead. The kitchen features a harmonious blend of wall-mounted and base shaker-style cabinets, along with a sink fitted with a mixer tap. A range-style cooker with an extractor fan above adds to the kitchen's functionality. A door in the kitchen leads to the conservatory. The conservatory is a delightful extension of the home, offering French doors that lead out to the garden. It provides ample space for a sofa and a dining table with chairs, all complemented by laminate wooden flooring. Adjacent to the conservatory is the utility room, which provides convenient space for household appliances, and offers direct access to the driveway.

Heading up to the first floor, you'll discover three bedrooms, a family bathroom, and a separate WC. Bedroom one, with its spotlighting and front-facing window, can comfortably accommodate a king-sized bed and is carpeted throughout. Bedroom two is illuminated by pendant lighting and overlooks the rear garden. It includes a built-in wardrobe and ample space for a double bed. Bedroom three features pendant lighting and a front-facing window, suitable for a single bed. It boasts laminate wood flooring. The family bathroom includes a frosted window with a rear aspect view, a shower cubicle, a hand wash basin with a mixer tap and a vanity unit below, as well as a heated towel rail. Finally, the separate WC, also with a frosted window, houses a low-level WC, a hand wash basin with a mixer tap and vanity unit, and another heated towel rail.



-  FREEHOLD
-  THREE BEDROOMS
-  CONSERVATORY
-  0.93 MILES TO SLOUGH STATION
-  FULLY ENCLOSE REAR GARDEN
-  PARKING FOR 2 CARS
-  SEPARATE WC
-  CLOSE TO LOCAL SCHOOLS
-  GRAMMAR SCHOOL CATCHMENT
-  VENDOR HAS FOUND ONWARD PURCHASE

					
x3	x1	x1	x2	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Total floor area 109.5 sq.m. (1,179 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

**Front Of House**

At the property's front, you'll find ample driveway parking for two cars, surrounded by well-established foliage and bordered by sturdy brick walls on all sides, including the front.

**Rear Garden**

The backyard showcases an expansive decking area, offering ample room for a barbecue setup and outdoor dining with a garden table and chairs. To the right, there's a raised flower bed adorned with mature plants, and a well-maintained lawn features a pathway leading to the spacious garden shed.

**Tenure**

Freehold

**Council Tax Band**

Band D (£2,027 p/yr)

**Plot/Land Area**

0.05 Acres (219.00 Sq.M.)

**Mobile Coverage**

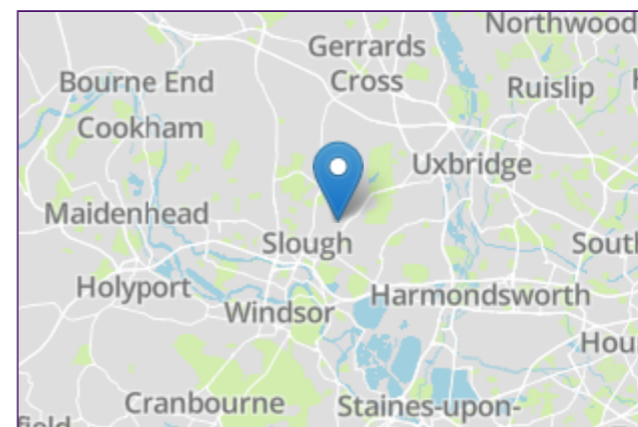
5G voice and data

**Internet Speed**

Ultrafast

**Schools**

- Wexham Court Primary School - 0.26 miles
- St Ethelbert's Catholic Primary School - 0.33 miles
- Willow Primary School - 0.41 miles
- Iqra Slough Islamic Primary School - 0.41 miles
- Khalsa Primary School - 0.45 miles
- Wexham School - 0.47 miles
- St Joseph's Catholic High School - 0.53 miles
- Lynch Hill Enterprise Academy - 0.61 miles
- St Bernard's Preparatory School - 0.84 miles
- Littletdown School - 0.92 miles



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	68	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	