

Knolton Way, Wexham, Slough, Berkshire, SL2 5TJ

£425,000

Freehold

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We are delighted to present for sale this end of terrace property. One of the key advantages of this property is its location. It is close to Wexham Park Hospital and all major routes M40/A40, making commuting or travel a breeze and close to local Primary and Secondary Schools.

This property benefits from a large living room with dual aspect allowing for delightful views of the front and rear garden and an abundance of natural light. Kitchen allowing providing side access. Two generously proportioned double bedrooms, each featuring built-in wardrobes. Family bathroom.

There is access to the rear garden via the kitchen and a gate at the side of the property. The property also benefits from a single garage, providing secure parking or additional storage space. There is a large brick-built storage room, which could be upgraded and reconfigured to a home office/study. There is also an additional shed in the garden.

The property has cavity wall insulation, double glazed throughout and gas central heating. EPC Rating D. Council Tax Band C. There is ample opportunity and scope to extend to the side and rear of the property STPP.



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Please contact the office to arrange a **FREE** property valuation on **01753 545555**

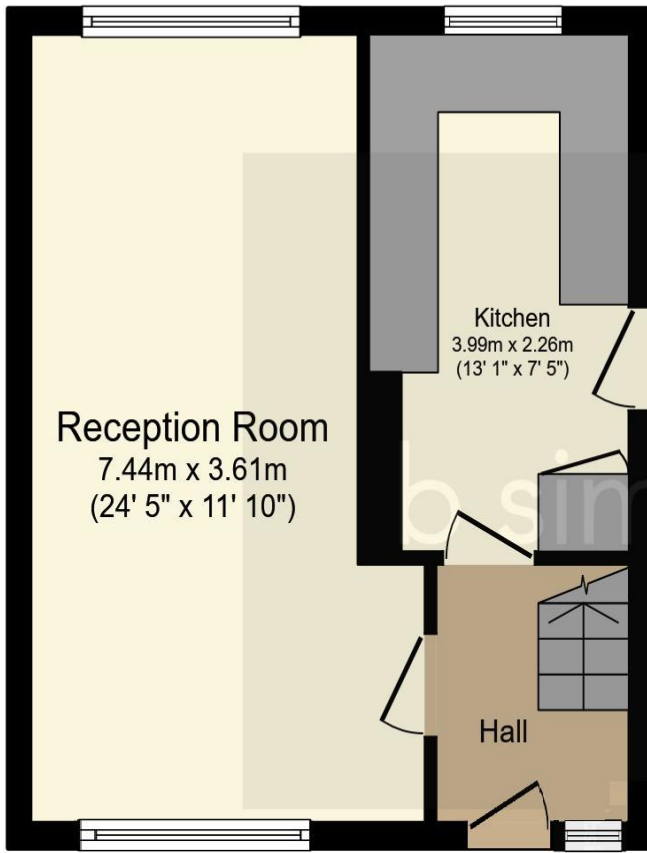


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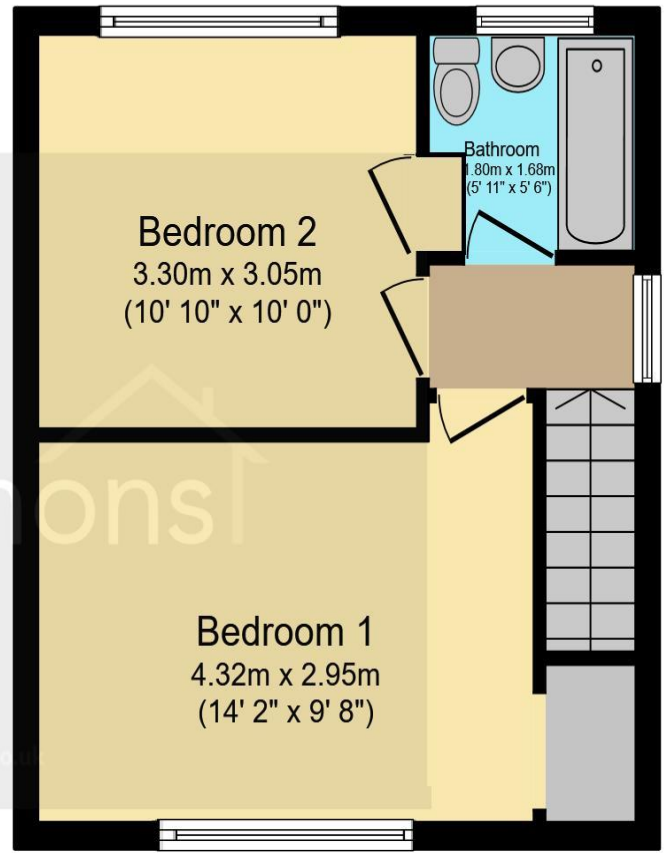
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### Ground Floor

Floor area 31.7 m<sup>2</sup> (341 sq.ft.)



### First Floor

Floor area 31.7 m<sup>2</sup> (341 sq.ft.)

TOTAL: 63.4 m<sup>2</sup> (683 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)

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T: 01753 545555 e: [langley@bsimmons.co.uk](mailto:langley@bsimmons.co.uk)

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Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.