

The Pines, Orchards Residential Park, Slough, Berkshire, SL3 6QJ

£260,000

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Tucked away on the Orchard Residential Park B Simmons are delighted to present to the market this spacious park home. The property has undergone refurbishment by its current owner and offers well presented accommodation with private driveway parking. An internal viewing is highly recommended.

As you walk through the front door into the entrance hallway you are struck by an abundance of light which is a continued theme throughout this park home. The accommodation comprises; a dual aspect living room with an archway through to a dining room, 'L' shaped modern fitted kitchen, two double bedrooms, the master having built in bedroom furniture and a walk in wardrobe leading you through to an ensuite contemporary bathroom fitted by the current owners. The second bedroom is currently being used as an office and still retains its built in wardrobes and there is the addition of a separate shower room also updated by the current owners. Outside there are beautifully maintained gardens to the side and rear of the property, a summerhouse with patio area for outside dining, a gate giving side access and a workshop area to the other side of this park home. To the front the garden has been laid to block paving to create additional parking to accompany the private driveway.

This spacious park home is perfect for those looking to downsize or live within a vibrant community of like-minded individuals, with Tingdene management company operating a peaceful, clean and well-tended site for residents to enjoy. The Park offers several dog-walking fields. Residents can find local shops, services and amenities on Langley High Street just 0.4 miles away, whilst Langley railway & Elizabeth line station can be found just 0.3 miles away.

*** ALL PURCHASERS MUST BE CASH BUYERS AND 45 YEARS OF AGE OR ABOVE*.**

Council Tax Band A / Monthly Pitch Fee: £248.00

The Pines, Orchards Residential Park, Wexham, Berkshire, SL3 6QJ



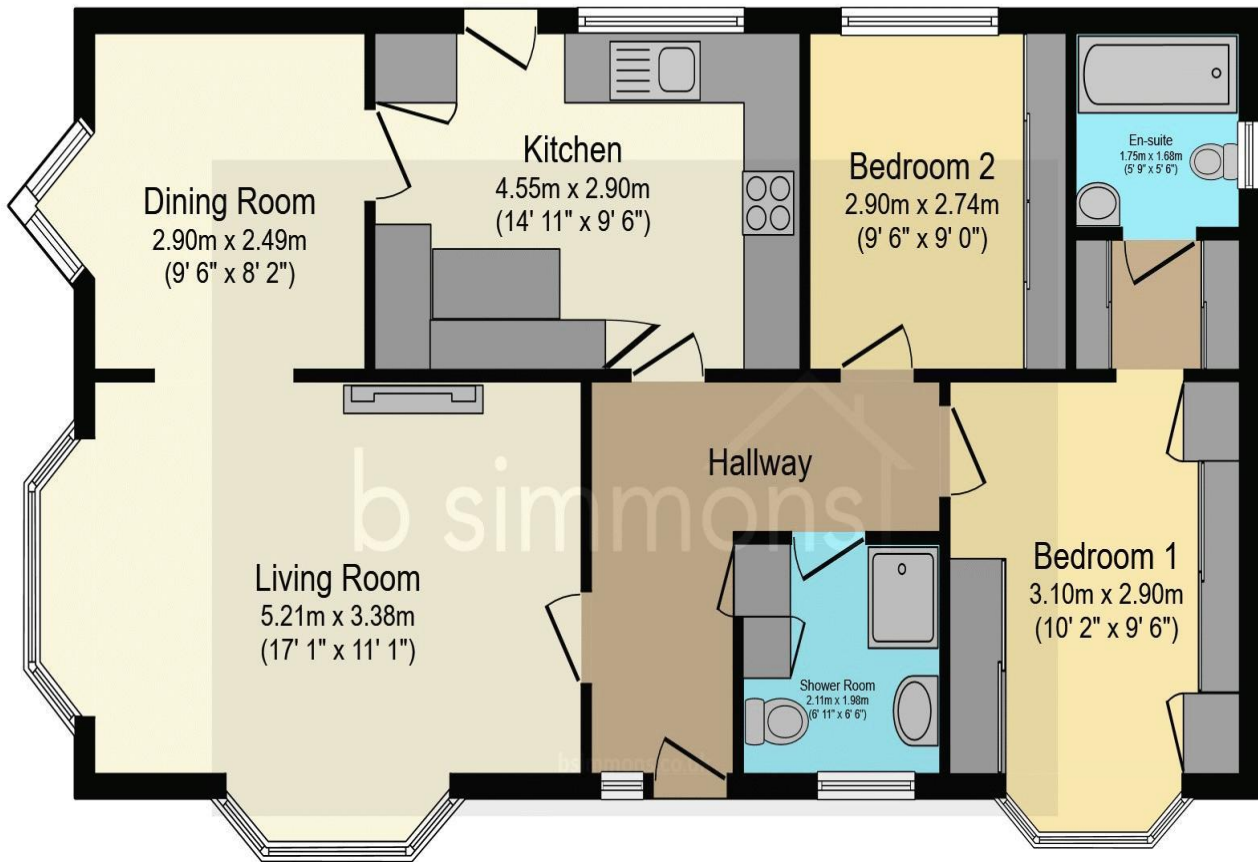
Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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Floor Plan

Floor area 81.6 m² (879 sq.ft.)

TOTAL: 81.6 m² (879 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

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MONEY LAUNDERING REGULATIONS 2003

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 and 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.