

The Hawthorns, Colnbrook, Berkshire, SL3 0QW

£290,000

Freehold

b simmons

T: 01753 545 555 bsimmons.co.uk



Tucked away in a cul-de-sac location in the village of Colnbrook, B Simmons are pleased to present to the market this 'Freehold' cluster house with its own private garden. The property benefits from having off street parking and would make an ideal First Time Buy or Buy to Let investment.

As you enter through the front door you walk into an entrance porchway with a door providing access into the front room. The property has undergone some reconfiguration by the current owner with accommodation comprising; an open plan Kitchen/Sitting/Dining Room with stairs leading to the first floor and patio doors out to the garden. The kitchen is fitted with a range of modern wall and base units which lead under the stairs with roll top worksurfaces over and space for a fridge, freezer, cooker and washing machine. On the first floor there is a dual aspect good sized double bedroom with built in wardrobes and an over stairs storage cupboard. The bathroom is fitted with a matching white suite comprising a panelled bath with shower over and shower screen, wash hand basin and low level W.C with built in vanity surround. Outside there is a private easy to maintain garden predominantly laid to decking, with stone chipping borders, outside tap and gate giving side access. To the front there is a storage shed and a residents car park providing off street parking for one car.

Colnbrook is a village location with local shops, parkland and fantastic bus routes to London Heathrow. There is easy access to M4, M40, M25 and A4 and local Primary and Secondary schools are within walking distance of the property.

Council Tax Band: C / EPC Rating: E

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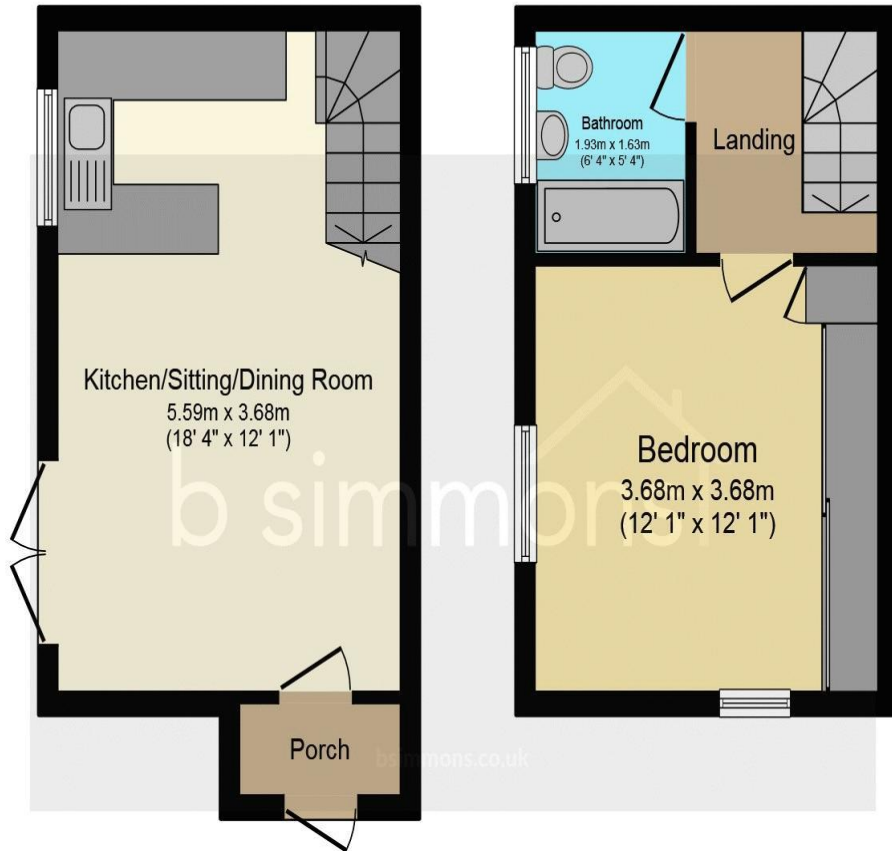
Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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Ground Floor

Floor area 22.6 sq.m. (243 sq.ft.)

First Floor

Floor area 21.0 sq.m. (226 sq.ft.)

TOTAL: 43.6 sq.m. (470 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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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.