

# Belmont Cottages, High Street, Colnbrook, Berkshire, SL3 0ND

£435,000

Freehold

**b simmons**

T: 01753 545 555 [bsimmons.co.uk](http://bsimmons.co.uk)



Offered with vacant possession and no onward chain, this well-presented end-of-terrace home is ideally located within walking distance of local shops, schools, and excellent transport links. B Simmons are delighted to bring this property to market—an ideal opportunity for First Time Buyers or Buy-to-Let investors, with early internal viewing highly recommended.

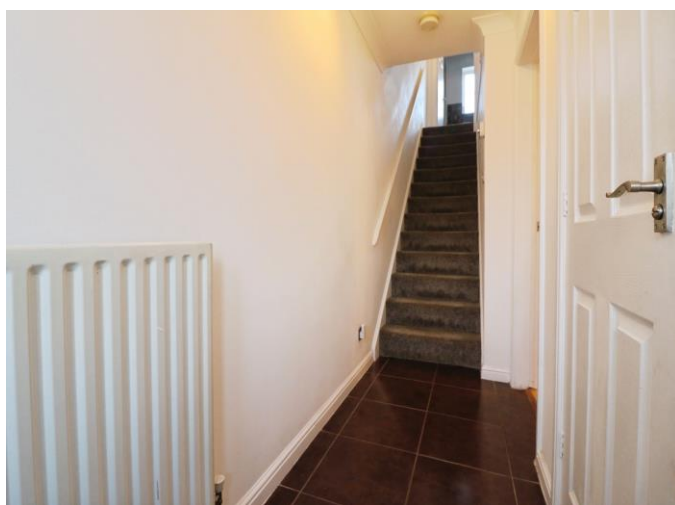
The property has been successfully rented out for a number of years by the current owner and is deceptively spacious from the outside. Upon entering, you're welcomed into a hallway with stairs to the first floor and doors leading to a convenient downstairs W.C, a spacious lounge with a built-in understairs storage cupboard, and a modern fitted kitchen/diner. The kitchen offers ample space for a dining table and chairs and overlooks the private rear garden. Upstairs, the first floor comprises three well-proportioned bedrooms and a contemporary shower room. Externally, the rear garden is mainly laid to lawn, with a storage shed and gated rear access to two private allocated parking spaces. The front of the property features a small paved and walled garden with a path leading to the front door.

Colnbrook is a charming village setting offering local shops, parkland, fantastic bus links to London Heathrow, and a well-regarded public house/restaurant, 'The Ostrich'. There is also easy access to the M4, M25, M40, and A4, and several local primary schools are within walking distance.

Council Tax Band: D / EPC Rating: C

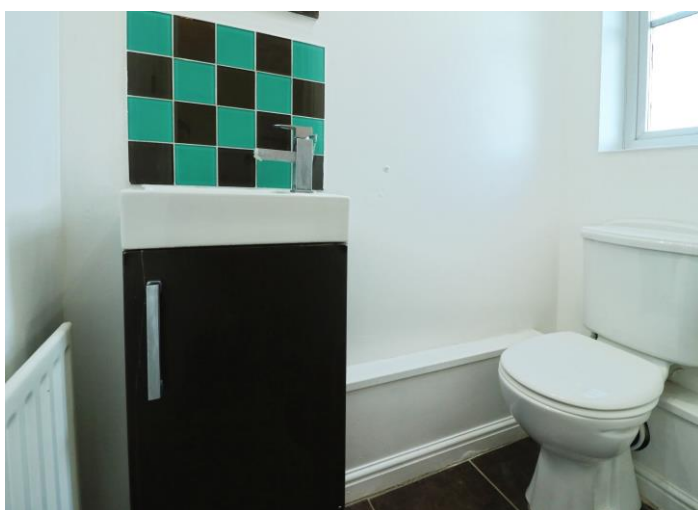


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Please contact the office to arrange a **FREE** property valuation on **01753 545555**

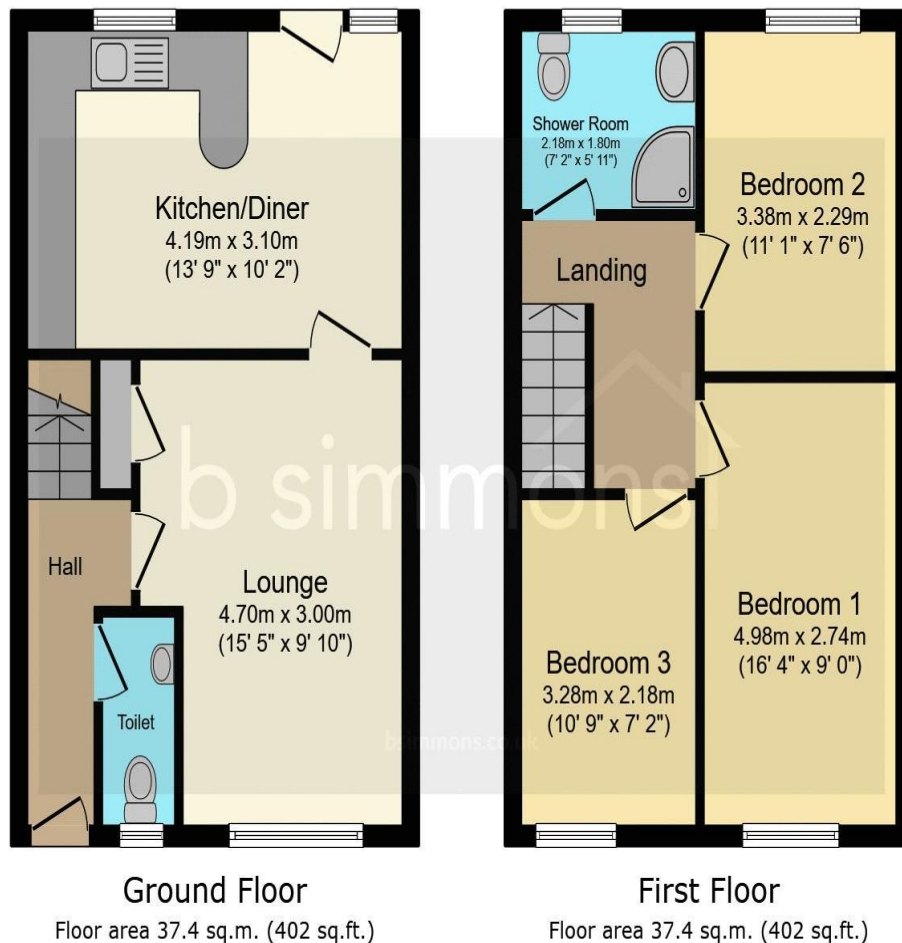
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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose 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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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.