

Berryfield, Wexham, Berkshire, SL2 5SB

Offers in Excess of £600,000

Freehold

b simmons

T: 01753 545 555 bsimmons.co.uk



B Simmons are delighted to present to the market this extended end terrace family home offering spacious and versatile accommodation. The property is in excellent order throughout having undergone refurbishment by its current owners and benefits from a 39'2 workshop and ample driveway parking.

As you enter through the front door you walk into an entrance hall with stairs leading to the first floor and adjoining doors provide access to; a downstairs W.C/Utility Room, a spacious living room leading through to an 'L' shaped modern fitted kitchen/diner with French doors going out to the rear garden. On the first floor there is a contemporary family bathroom fitted with a white three piece suite and shower over the bath, there are four double bedrooms and the master has an en-suite bathroom. The property has been further extended to the side creating a ground floor flat/annexe having accommodation comprising; a living room with kitchen incorporated, a bathroom and a double bedroom, and still retains a door which can be re-opened to the main property. Outside there is a private rear garden partly laid to artificial lawn which has been walled and leads to a potting shed, and partly laid to hardstanding with a 39'2 workshop with power and lighting and gate side access.

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 and travel convenient and close to local Primary and Secondary Schools, Slough Trading Estate/Central and London Heathrow etc.

Council Tax Band: C / EPC Rating: C

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

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Total floor area: 196.4 sq.m. (2,114 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 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.