

Albany Park, Colnbrook, Berkshire, SL3 0JT

£285,000

Freehold

b simmons

T: 01753 545 555 bsimmons.co.uk



Tucked away in a cul-de-sac development in the village of Colnbrook, B Simmons are pleased to present to the market this 'Freehold' cluster house which has undergone some refurbishment by the current owners. The property benefits from having it's own driveway parking, offers pleasant parkland views and would make an ideal First Time Buy or Buy to Let Investment.

As you enter through front door, you walk into an entrance porch with a door straight through into an open plan living/dining room with a modern fitted kitchen to one corner. There is a built in storage cupboard and stairs leading to the first floor landing, with another built in cupboard housing a combination boiler and access to a loft offering plenty of storage. The bathroom is fitted with a white three piece suite with a shower attachment over the bath, and there is a double bedroom with a built in double cupboard over the stairs.

Outside the property, has it's own private driveway giving off street parking for two cars. 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.

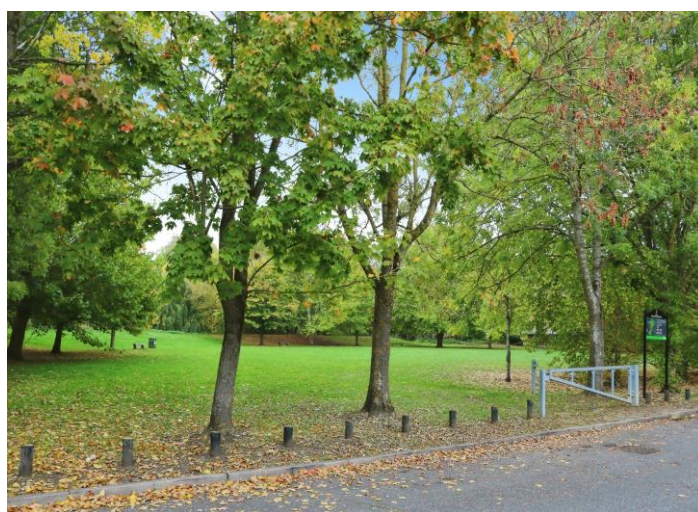
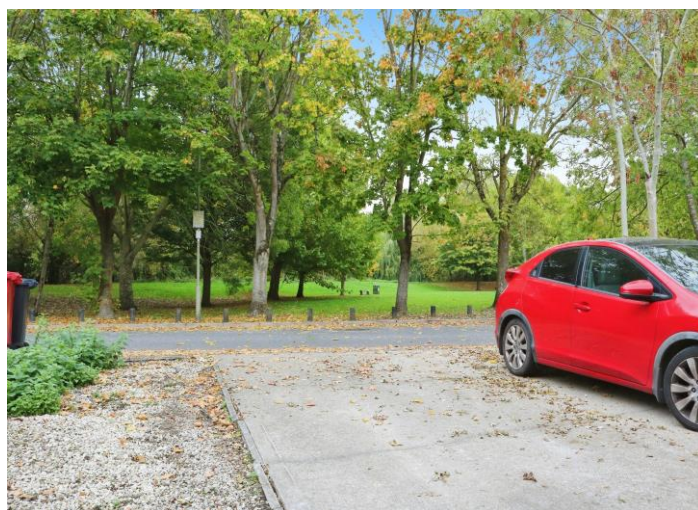
Council Tax Band: C / EPC Rating: C

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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 21.5 sq.m. (231 sq.ft.)

First Floor

Floor area 19.9 sq.m. (215 sq.ft.)

Total floor area: 41.4 sq.m. (446 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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The advertisement features a background image of a city skyline at sunset or sunrise. On the right side, there is a red circular icon containing a white telephone handset. At the bottom left, the text "b simmons" is displayed next to a small house icon. At the bottom right, the logos for "THE GUILD OF PROPERTY PROFESSIONALS" and "L&C" are shown.

b simmons

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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.