



A charming 3 bedroom family home, perfectly designed for modern living. Situated on the outskirts of Slough, this property has a spacious open-plan kitchen/dining area at the rear of the home, complete with stylish fitted units, integrated appliances, and French doors that open up to the garden – perfect for entertaining and family meals. At the front of the property, you'll find a hallway leading to a separate and cosy living room, offering a peaceful retreat. Upstairs, the home features two double bedrooms and one single bedroom, with the master bedroom enjoying the convenience of an en-suite. A modern family bathroom and ample storage cupboards add practicality and comfort to the home. The property also benefits from two parking spaces. Located close to a range of local amenities and leisure facilities, with excellent transport connections via railway to London Paddington and Reading, and easy access to the M4 motorway, this home is perfect for families seeking convenience and connectivity.

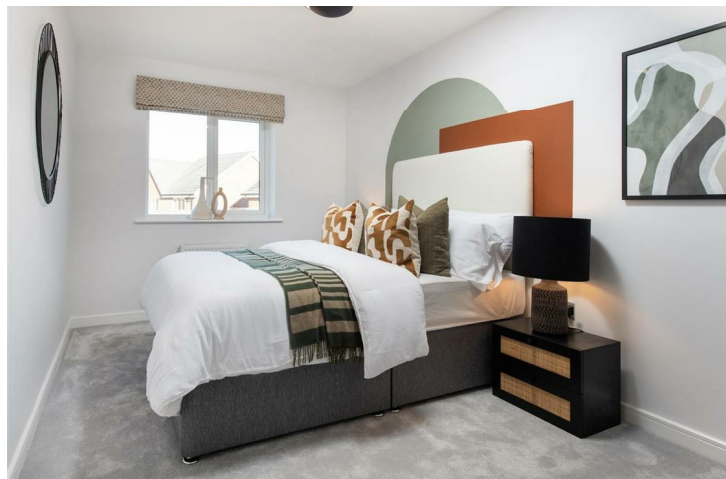
Interested? Please contact our New Homes team to find out more, or to book a viewing.





- Brand new 3 bedroom 1075 sq ft home
- Open-plan kitchen/dining room
- French doors to garden
- Separate living room
- Two parking spaces
- Convenient to Slough station and M4 motorway





### Additional Information

#### Measurements:

Kitchen/Dining: 16'5" x 12'0"

Living room: 15'4" x 9'9"

Cloakroom: 6'9" x 3'6"

Bedroom 1: 15'0" x 9'0"

Bedroom 2: 12'7" x 9'5"

Bedroom 3: 11'2" x 7'1"

#### Parking

The property has two parking spaces.



Local Authority: Slough Borough Council

Council Tax Band: New Build - To be confirmed

Estate charge: £67.00 per annum

Predictive EPC Rating: The developer is in the process of obtaining a rating.

The development has open space incorporated into the scheme and consists of 202 homes.

Reservation Fee: Please note that to secure an offer on this property, the developer will expect a reservation fee to be paid. For specific terms, please contact our office.

#### Services:

Water: Mains supply

Drainage: Mains supply

Electricity: Mains supply

Heating: Air Source Heat Pump

Broadband Connection: We are informed by the developer that a superfast broadband connection (Fibre To The Premises) is to be installed. For an indication of specific speeds and supply of broadband, we recommend potential buyers go to the Ofcom website "Broadband and mobile coverage checker", [www.ofcom.org.uk](http://www.ofcom.org.uk)

Mobile phone coverage: The developer is unaware of any signal coverage issues, however we recommend potential buyers check via Ofcom website [www.ofcom.org.uk](http://www.ofcom.org.uk)

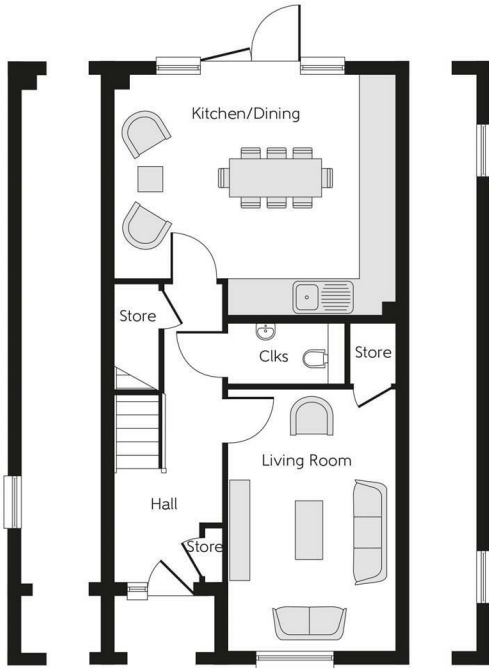
The property is currently awaiting building control sign off, this will follow completion of the property.

#### Agents Note:

The photographs and CGIs are used for illustrative purposes only and depict typical interiors from Bellway Homes. They do not reflect the layout and finishes of this home.

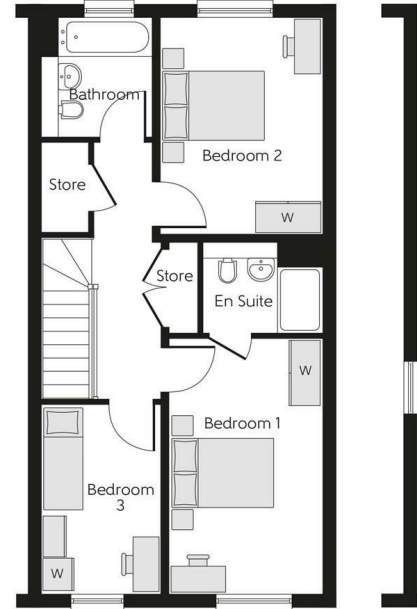


# Floorplan



Variation to plots 188, 191, 197, 203, 206, 207 & 212

Variation to plots 203, 207 & 212



Variation to plots 203, 207 & 212



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