



**Elmhurst Road, Slough, SL3 8LT**

**Offers In The Region Of £390,000**

A well presented two bedroom mid-terrace house located close to amenities and within walking distance of The Elizabeth Line. The accommodation comprises, on the ground floor, two reception rooms and kitchen, on the first floor two bedrooms and bathroom, outside front and rear gardens. The property benefits from gas central heating and double glazed windows.

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### **Porch**

Radiator, door to...

### **Reception One 13'6 x 12'1 (4.11m x 3.68m)**

Front aspect double glazed window, radiator, wood flooring, door to...

### **Reception Two 12'2 x 11'9 (3.71m x 3.58m)**

Rear aspect double glazed window, radiator, wood flooring, stairs to first floor, door to...

### **Kitchen 12'8 x 7'10 (3.86m x 2.39m)**

Sink unit with mixer tap and cupboard below, further wall and floor mounted units, built-in electric hob and oven, plumbing for washing machine, radiator, tiled walls, part tiled walls, door to rear garden.

### **First Floor Landing**

Access to loft, wood flooring.

### **Bedroom One 12'1 x 11'1 (3.68m x 3.38m)**

Front aspect double glazed window, radiator, wood flooring, storage cupboard.

### **Bedroom Two 11'10 x 7'6 (3.61m x 2.29m)**

Rear aspect double glazed window, radiator, wood flooring.

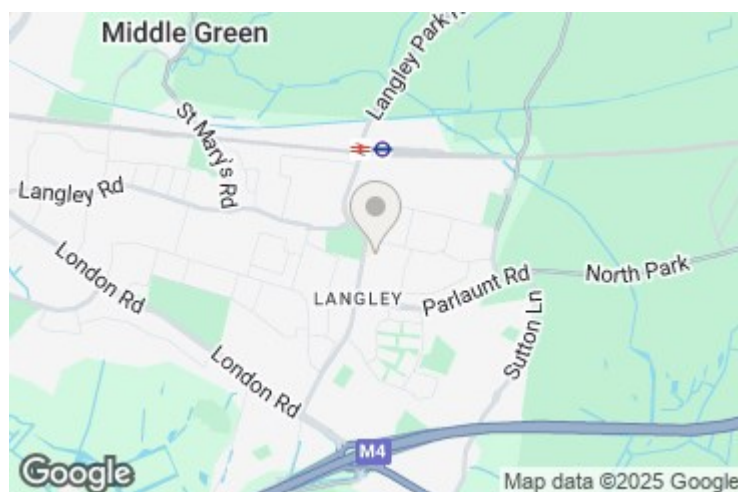
### **Bathroom**

Panel enclosed bath with mixer tap and shower attachment, low level w/c, wash hand basin, airing cupboard housing 'Main' boiler, wood flooring, tiled walls.

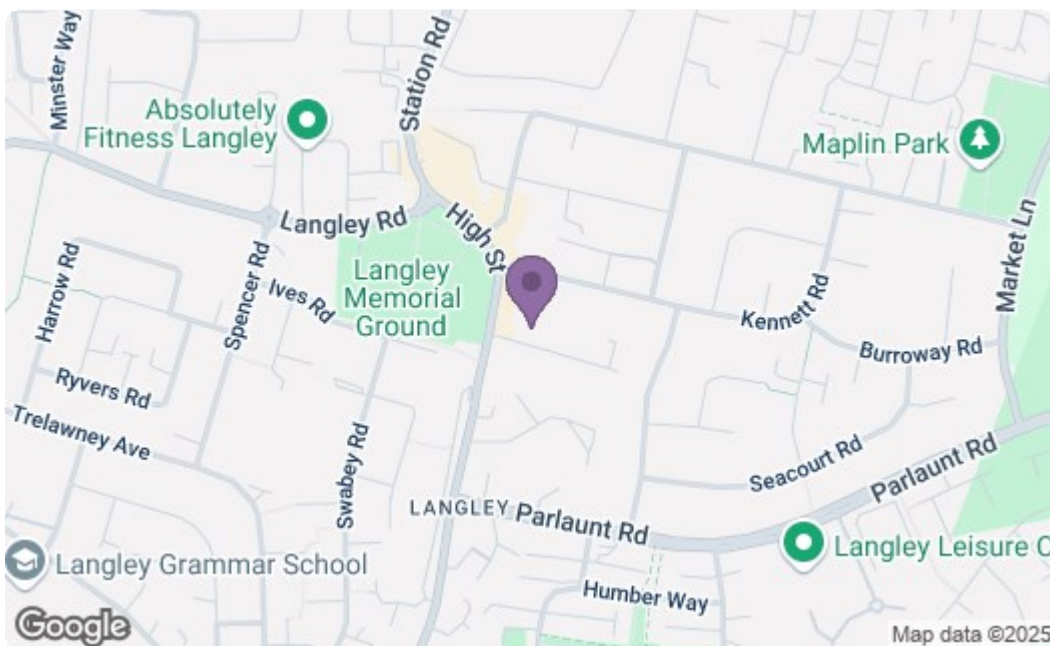
### **Outside**

#### **Rear Garden 90' approx (27.43m approx)**

Concrete patio area, laid to lawn area with flower beds, timber shed, tap, gate to neighbouring house for emergency access.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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