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LAKIN & CO



- TWO Bedrooms
- No Chain
- Fitted Kitchen
- Gas Central Heating
- TWO Off Street Parking Spaces

- TWO Bathrooms
- Downstairs W/C
- Double Glazing
- Private Rear Garden
- EPC Rating C

Located in a quiet-cul-de-sac overlooking a central park area this two-bedroom terraced home offers en suite to both bedrooms, 17ft reception room, fitted kitchen, downstairs cloakroom, gas central heating, UPVC windows, private rear garden and TWO allocated off street parking spaces. Being sold with NO ONWARD CHAIN.

Located within walking distance of various shops and amenities and with an excellent choice of local schools with Junction 6 & 7 of the M4 a short drive away, providing quick and easy access to Heathrow Airport, Central London and the M25/M40 network. Burnham Station is approximately 1 mile and Slough Mainline station is a short drive away (Crossrail station).

Hallway

Storage cupboard, door to lounge, archway to kitchen and door to:

Cloakroom

Low level w.c, vanity unit with inset sink and radiator.

Kitchen 3.03m (9' 11") x 1.98m (6' 6")

Comprising a range of eye and base level units with work surface, gas hob, electric oven, extractor, wall mounted gas boiler, plumbing for washing machine, tiled splash back, front aspect window and single bowl sink with mixer tap.

Lounge/ Diner 5.27m (17' 3") x 3.83m (12' 7")

Stairs to first floor, feature fireplace, rear aspect french doors giving garden access and radiator.

Landing

Loft access and doors to:

Bedroom1 3.02m (9' 11") x 2.67m (8' 9")

Front aspect window, radiator, built in wardrobe and door to:

En Suite Bathroom

Panel enclosed bath with built over power shower, low level w.c., vanity unit with inset sink and radiator.

Bedroom2 3.85m (12' 8") x 2.74m (9' 0")

Rear aspect window, radiator, airing cupboard and door to:

En Suite Shower Room

Built in shower cubicle, vanity unit with inset sink, low level w.c. and radiator.

Rear Garden

Laid mainly to lawn and rear access.

Off Street Parking

Two parking spaces located close to the property.

Viewings are strictly by appointment only.

Broadband type: Ultrafast Highest available download speed: 1000 Mbps Highest available upload speed: 1000 Mbps

Mobile Coverage (Indoor):

Provider Voice Data

EE Limited Limited

Three Limited Limited

O2 Likely Limited

Vodafone Limited Limited

*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org.uk>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		

Gervaise Close, SL1

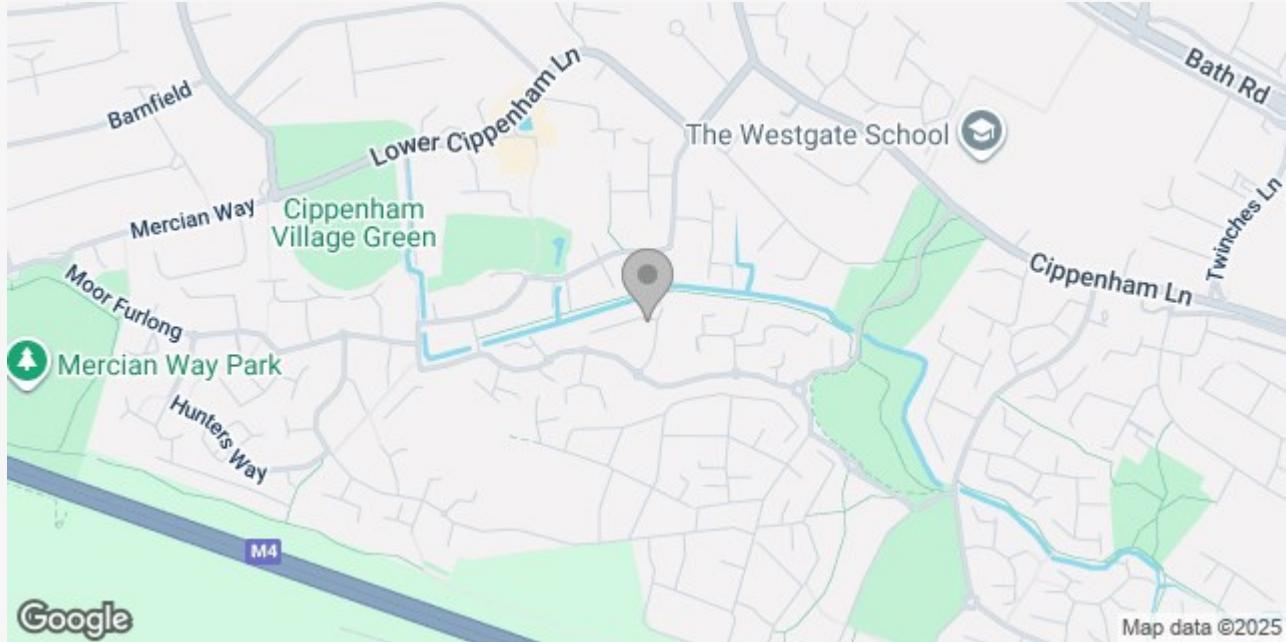
Approximate Area = 706 sq ft / 65.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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Homes & Property

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