



Connells

Thirlmere Avenue
Slough



Property Description

A fantastic opportunity to purchase this well presented first floor two bedroom maisonette located in a popular residential area of Burnham. Situated within close to local amenities, walking distance to Burnhams Elizabeth Line Train Station and within catchment of local schools. It benefits from 16ft lounge, separate kitchen, two double bedrooms, gas central heating, double glazed windows, large private rear garden and has potential to extend in the loft - STTP. Offers no chain.

Entrance Hall

Laminate floor.

Lounge

16' 2" x 10' 5" (4.93m x 3.17m)

Front aspect, two windows, radiator, laminate floor.

Kitchen

9' 4" x 6' 8" (2.84m x 2.03m)

Rear aspect, single bowl sink drainer, space for fridge freezer, plumbing for washing machine, wall mounted boiler, integrated four ring gas hob with oven under and cooker hood, fully tiled.

Loft

Side aspect, two sky light windows, part boarded.

Bedroom One

12' 9" x 11' 9" (3.89m x 3.58m)

Rear aspect, radiator, laminate floor.

Bedroom Two

10' 4" x 11' 5" (3.15m x 3.48m)

Front aspect, radiator, laminate floor.

Bathroom

Side aspect, wash hand basin with vanity unit, low level WC, heated towel rail, paneled bath with mixer taps and wall attached shower, extractor fan, fully tiled.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

Tenure: Leasehold

view this property online [connells.co.uk/Property/SGH309295](https://www.connells.co.uk/Property/SGH309295)

This is a Leasehold property with details as follows; Term of Lease 125 years from 27 Feb 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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