







### Property Description

A fantastic opportunity to purchase this purpose built 4/5 bedroom family home located in a popular residential area of Wexham. Situated within easy access to local shops, is within catchments of the local Faith Schools & Grammar Schools and is within two miles from the Elizabeth Line train station. It benefits from 2/ 3 reception rooms including 17 ft dining room, 17 ft living room & Study/ bedroom, ground floor cloakroom, en-suite, family bathroom, shower room, separate kitchen, private rear garden and garage with driveway providing off street parking.

### Ground Floor:-

#### Covered Entrance:-

Door to:

#### Entrance Hall

Engineered wood flooring, radiator, store cupboard, stairs to first floor, doors to:

#### Kitchen

9' 11" x 9' 7" (3.02m x 2.92m)  
Side aspect window, wall and base units with rolled work surfaces, integrated four ring gas hob with electric oven under, cooker hood, one and a half bowl sink drainer unit with cupboard under, integrated appliances comprising of fridge, dishwasher and washing machine, radiator, wall mounted boiler housed in cupboard, tiled floor

#### Dining Room

17' 1" x 11' (5.21m x 3.35m)  
Front and side aspect windows, two radiators, under stairs cupboard, engineered wood flooring, door to rear garden

#### Study/ Bedroom Five

9' 11" x 9' into bay (3.02m x 2.74m into bay)  
Front and side aspect windows, engineered wood flooring, radiator

#### Cloakroom

Wash hand basin, WC, radiator, extractor fan, tiled floor

#### First Floor Landing

Radiator, stairs to second floor, doors to:

## Living Room

17' 1" x 11' 1" (5.21m x 3.38m)

Front and side aspect windows, radiator

## Bedroom One

14' 7" max x 9' 11" max (4.45m max x 3.02m max)

Front and side aspect windows, fitted wardrobe, radiator, door to:

## En-Suite

Side aspect window, wash hand basin with vanity unit, shower cubicle, WC, heated towel rail, extractor fan, shaver point, tiled floor

## Family Bathroom

Front aspect window, wash hand basin, WC, paneled bath with mixer tap and shower attachment, heated towel rail, extractor fan, shaver point, fitted wall mounted cupboard, tiled floor

## Second Floor Landing

Doors to:

## Bedroom Two

14' 11" to wardrobe x 11' 1" max (4.55m to wardrobe x 3.38m max)

Front aspect window, two side aspect windows, built in wardrobe, radiator, store cupboard

## Bedroom Three

9' 11" x 7' 7" (3.02m x 2.31m)

Side aspect window, radiator

## Bedroom Four

9' 11" x 9' 1" to wardrobe (3.02m x 2.77m to wardrobe)

Front and side aspect windows, built in wardrobe, radiator

## Shower Room

Front aspect window, shower cubicle, wash hand basin, WC, heated towel rail, shaver point, built in wall mounted cupboard, extractor fan, tiled floor

## Outside:-

### Private Rear Garden

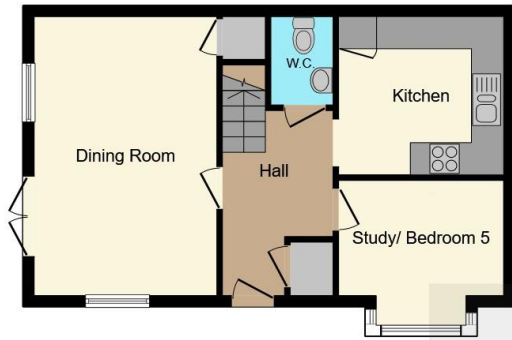
Patio area, raised decking, lawn area, shrub borders, gate to front, door to garage

### Garage

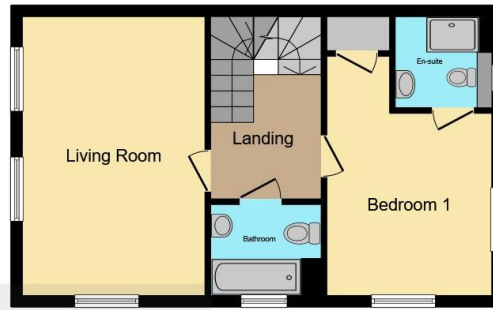
Up & over door electric door, lighting, pitched roof







**Ground Floor**



**First Floor**



**Second Floor**

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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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

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Tenure: Freehold



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