



**Connells**

Shaggy Calf Lane  
Slough



### Property Description

A vastly improved and extended three bedroom semi-detached house situated in this much sought after residential location which no has been presented to high specification. The property is well located to all local amenities and is within walking distance to the popular Iqra, Khalsa and St Josephs. Slough Town Centre with its mainline Elizabeth Line station is within half a mile. It benefits from 37ft living room/ dining room, refitted kitchen and bathrooms, gas central heating to radiators, useful outbuilding, large rear garden and off street parking.

### Covered Entrance Porch

Door to:

### Enrance Hall

Front aspect, radiator, under stairs storage cupboard, stairs to first floor.

### Wet Room

Side aspect, low level wc, wash hand basin, fully tiled shower area with wall mounted shower, heated towel rail, fully tiled, tiled floor.

### Lounge

13' 11" into bay x 11' 11" (4.24m into bay x 3.63m)

Front aspect, radiator.

### Living Room/ Dining Room

37' 3" max x 17' max (11.35m max x 5.18m max)

Rear aspect, skylight window, three radiators, laminate floor, storage cupboard housing wall mounted boiler and water tank, French doors to garden.

### Refitted Kitchen

13' 6" x 9' 5" (4.11m x 2.87m)

Two side aspect windows, wall and base units, integrated five ring gas hob with cooker hood and double oven under, integrated appliances of microwave, fridge freezer and dishwasher, plumbing for washing machine, one and a half bowl sink drainer unit, radiator, tiled floor, door for side access.

### First Floor Landing

Side aspect, access to loft, laminate floor, doors to:

### **Bedroom One**

14' 3" into bay x 10' 7" (4.34m into bay x 3.23m)

Front aspect, radiator.

### **Bedroom Two**

12' 2" x 10' 6" (3.71m x 3.20m)

Rear aspect, radiator, built-in cupboard.

### **Bedroom Three**

8' x 6' 11" (2.44m x 2.11m)

Front aspect, radiator.

### **Bathroom**

Side aspect, low level WC, wash hand basin, heated towel rail, paneled bath with mixer tap and wall mounted shower.

### **Outside:-**

#### **To The Front**

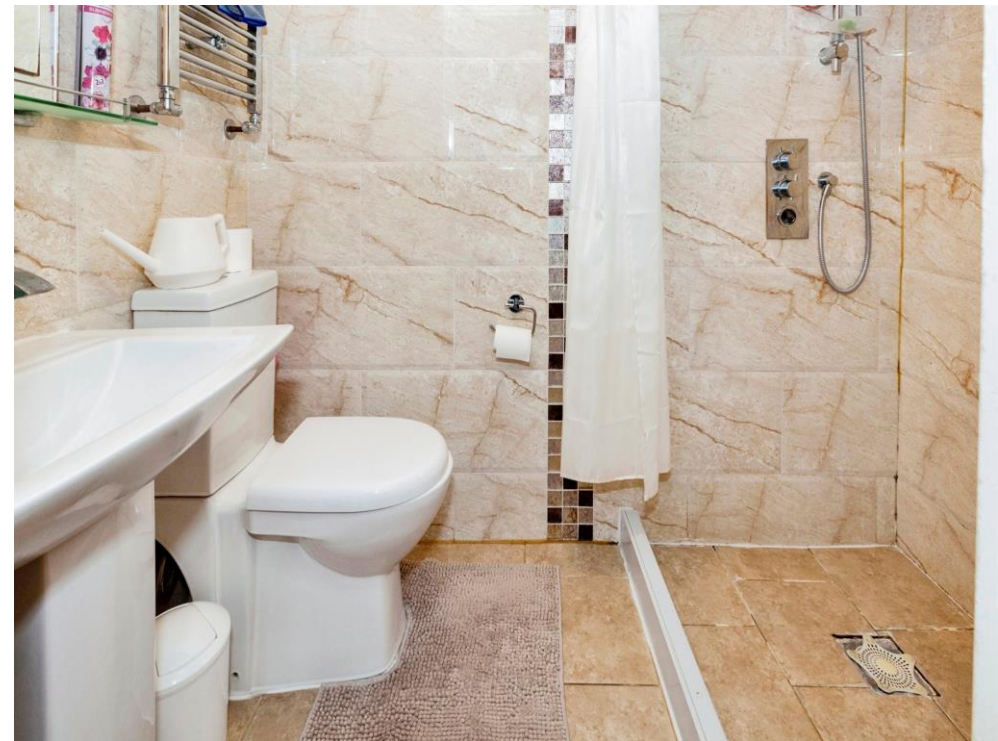
Driveway and lawn, gate for rear access.

#### **Rear Garden**

This is one of the main features of the property and is laid to large lawn area with vegetable plot and decking area. There is also a useful outbuilding:

#### **Outbuilding**

Two front aspect windows, laminate floor, radiator, shower cubicle, wash hand basin, low level wc, extractor fan.





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: E**

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Tenure: Freehold



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