





## Property Description

An exceptionally presented four bedroom detached house situated in this much sought after cul de sac in Wexham with far reaching views across open fields to the rear. The property has been well maintained by the present owners and is within walking distance to Wexham Par hospital and also falls into the catchments areas for some of Slough's and Buckinghamshire's popular schools. Slough town centre with its mainline railway station and Elizabeth Line providing regular services into London is within one and a half miles.

The Property Benefits from 25 ft living room, 13 ft fitted kitchen/ kitchen room, utility room, master bedroom with large balcony, gas central heating to radiators, double glazed windows, integral garage, feature rear garden and a useful 19 ft brick built outbuilding. Viewings are essential!

## Ground Floor

Door to:

### Enclosed Entrance Porch

Tiled floor, door to:

### Entrance Hall

Tiled floor, radiator, stairs to first floor, door to garage, large walk-in pantry, doors to:

### Lounge

25' 5" x 12' 8" (7.75m x 3.86m)

Dual aspect windows, two radiators, wood flooring, feature open fire place with stone surrounding, door to rear garden

### Fitted Kitchen/ Breakfast Room

13' 1" x 10' 7" (3.99m x 3.23m)

Rear aspect window, single drainer sink unit with mixer tap and cupboard under, good range of wall and base units with rolled worktop surfaces, integrated four ring electric hob with electric oven under, cooker hood, wall mounted boiler, plumbing for washing machine, space for fridge freezer, tiled floor, arch way to:

### Inner Hallway

Tiled floor, doors to:

### Study/ Office

Front aspect window, wood flooring, radiator

### Utility Room

11' 2" x 8' 11" (3.40m x 2.72m)

Tiled floor, rear aspect, single drainer sink unit with mixer tap and cupboard under, wall and base units, plumbing for washing machine and tumble dryer, radiator

### Shower Room

Side aspect window, fully tiled large walk-in shower cubicle, wash hand basin with mixer tap and vanity unit, WC, radiator, shaver point

### First Floor Landing

Access to loft, built in airing cupboard, doors to:

### Bedroom One

16' 4" x 11' 3" (4.98m x 3.43m)

Front aspect window, wooden flooring, radiator, double wardrobe, double doors to large private balcony

### Bedroom Two

12' 10" x 12' 8" (3.91m x 3.86m)

Front aspect window, radiator, wooden flooring, double wardrobe

### Bedroom Three

12' 10" x 9' 6" (3.91m x 2.90m)

Rear aspect window, radiator, wooden flooring

### Bedroom Four

10' 5" x 9' 10" (3.17m x 3.00m)

Rear aspect window, radiator, wooden flooring

### Family Bathroom

Rear aspect window, paneled bath with mixer tap with wall attached power shower unit and glass shower screen, WC, wash hand basin with mixer tap, bidet, radiator, fully tiled

### Outside:-

### To The Front

Open plan laid to lawn, driveway providing off street parking for two to three cars, leading to:

### Integral Garage

This is of good size with up and over door, power and lighting

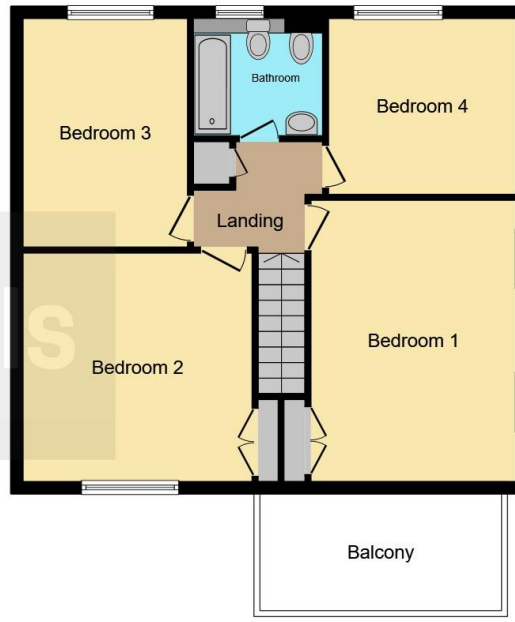
### Rear Garden

This is one of the main features of this property as it has far reaching views across open fields. Covered patio area with steps leading to the lawn area with flower and shrub borders. There is also a useful 19 x 11 ft brick built outbuilding with power and lighting, outside tap and gate for side access





**Ground Floor**



**First Floor**



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**EPC Rating: C**

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Tenure: Freehold



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