

Connells

Iona Crescent Slough

Iona Crescent Slough SL1 6JH







Property Description

A fantastic opportunity to purchase this four bedroom semi detached family home, with large potential to extend, located in a popular residential area of Cippenham. Situated on a quiet crescent, within catchments of our local Primary and Grammar schools, close to several shops & retail parks, easy access to the M4 Junction and is within ten minutes walk to Burnham's Elizabeth Line Train station.

This property benefits from two reception rooms, separate kitchen, all double bedrooms, private rear garden, 21 ft outbuilding and driveway with carport providing off street parking. Viewing is a must.

Ground Floor:

Door to:

Entrance Hall

Stairs to first floor, door to:

Dining Room

12' 11" max x 11' 4" max (3.94m max x 3.45m max)

Side aspect window, radiator, door to kitchen, leads to:

Lounge

13' 2" into bay x 12' 11" max (4.01m into bay x 3.94m max)

Front aspect bay window, radiator, fire place

Kitchen/ Breakfast Area

13' 6" x 8' 9" (4.11m x 2.67m)

Rear and side aspect windows, wall and base units, one and a half bowl sink drainer unit with cupboards under, gas cooker point, cooker hood, space for fridge freezer, plumbing for washing machine, breakfast bar, wall mounted boiler, radiator, extractor fan, tiled floor

First Floor Landing

Access to loft, store cupboard, doors to:

Bedroom One

0' 8" max x 8' 10" max (3.25m max x 2.69m max)

Front aspect window, radiator

Bedroom Two

12' 11" x 8' 2" (3.94m x 2.49m) Front aspect window, radiator

Bedroom Three

11' 3" x 9' 10" (3.43m x 3.00m) Side aspect window, radiator, fitted cupboard

Bedroom Four

13' 8" x 8' 10" (4.17m x 2.69m)
Rear and Side aspect windows, radiator, fitted wardrobes, radiator

Bathroom

Rear aspect window, bath with waterfall mixer tap, wall mounted shower, glass shower screen, wash hand basin with vanity unit, WC, heated towel rail, shaver point, extractor fan, fully tiled

Outside:-

To The Front

Driveway with Carport providing off street parking, gate to rear garden

Private Rear Garden

Large patio area, rest laid to lawn, shed,

Outbuilding

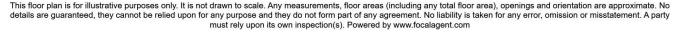
21' 3" max x 13' 1" max (6.48m max x 3.99m

Two front aspect windows, loft access for storage









To view this property please contact Connells on

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EPC Rating: E











^{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.

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