



Connells

Iona Crescent
Slough



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

10' 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 max)

Two front aspect windows, loft access for storage





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

To view this property please contact Connells on

T 01753 810 870
E slough@connells.co.uk

111 High Street
 SLOUGH SL1 1DH

EPC Rating: E

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Tenure: Freehold



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