



**Connells**

Canterbury Avenue  
Slough



### Property Description

A fantastic opportunity to purchase this two bedroom ground floor maisonette located in a popular residential area of Slough. The property is situated close to many of Slough's popular schools including Baylis Court Girls School & Penn Wood primary. It benefits from two double bedrooms, lounge, refitted separate kitchen, private rear garden, private driveway, potential to extend (STPP and permission from freeholder), long lease and offers no chain.

### Entrance Hall

Radiator, store cupboard, doors to:-

### Lounge

12' 6" x 9' 7" (3.81m x 2.92m)  
Front aspect, television point, radiator

### Refitted Kitchen

10' 2" x 6' 10" (3.10m x 2.08m)  
Rear aspect, wall and base units, single drainer sink unit with cupboards under, gas cooker point, plumbing for washing machine, space for fridge/freezer, radiator, wall mounted boiler, tiled floor

### Bedroom One

12' 6" max x 10' 3" max (3.81m max x 3.12m max). Front aspect, radiator

### Bedroom Two

9' 11" x 6' 10" (3.02m x 2.08m)  
Rear aspect, radiator

### Bathroom

Rear aspect, bath with mixer tap and shower attachment, wash hand basin, low level WC, heated towel rail, extractor fan, tiled floor, fully tiled

### Outside:-

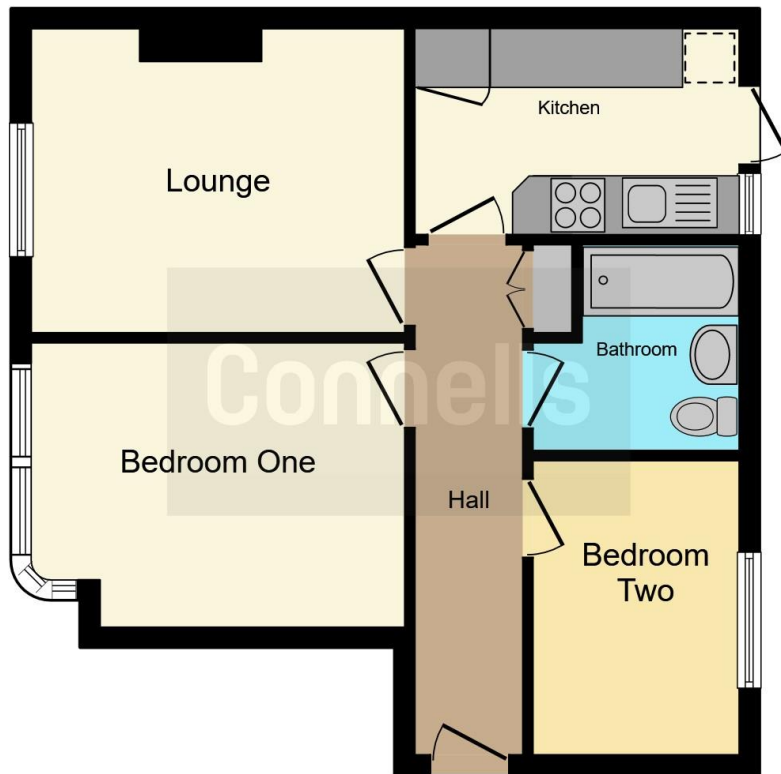
#### Front

Driveway for off street parking

#### Rear Garden

Mainly laid to lawn, garden shed





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)

To view this property please contact Connells on

**T 01753 810 870**  
**E [slough@connells.co.uk](mailto:slough@connells.co.uk)**

111 High Street  
 SLOUGH SL1 1DH

**EPC Rating: D**

**view this property online [connells.co.uk/Property/SGH310098](http://connells.co.uk/Property/SGH310098)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1950. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SGH310098 - 0011