



Connells

Sherborne Close
Colnbrook Slough



Property Description

An opportunity to purchase this three bedroom semi-detached family home located in a popular residential area of Colnbrook. Situated within easy reach to the M4 & M25 junctions, Heathrow Airport and within catchments of local Primary and Grammar Schools. It benefits from 15 ft lounge, kitchen diner, ground floor shower room, private west facing rear garden, driveway providing off street parking, potential to extend - STPP and offers no chain.

Entrance Hall

Side aspect window, stairs to first floor, under stairs storage, radiator, doors to:

Lounge

15' 11" max x 10' 10" (4.85m max x 3.30m) Front aspect window, fire place, radiator

Kitchen Diner

16' 8" max x 13' 5" max (5.08m max x 4.09m max) Side and rear aspect windows, wall and base units, single drainer sink unit with mixer tap and cupboard under, integrated four ring electric hob, cooker hood, integrated double oven and grill, plumbing for washing machine

Shower Room

Large shower cubicle with glass screens, WC, wash hand basin with vanity unit, heated towel rail, extractor fan, airing cupboard

First Floor Landing

Access to loft, doors to:

Bedroom One

15' 11" max x 10' 4" max (4.85m max x 3.15m max) Rear aspect window, radiator

Bedroom Two

10' 8" to wardrobe x 7' 5" (3.25m to wardrobe x 2.26m) Front and side aspect windows, radiator

Bedroom Three

8' x 8' (2.44m x 2.44m)
Front aspect window, radiator

Outside:-

To The Front

Large lawn area, driveway for off street parking leading to side/ rear garden

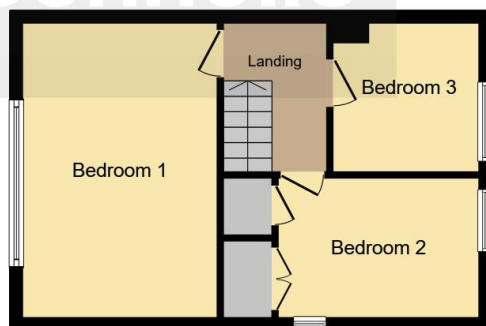
West Facing Rear Garden

Lawn and patio area, garden shed





Ground Floor



First Floor

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: D

[check out more properties at connells.co.uk](http://www.connells.co.uk)



Tenure: Freehold



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SGH310013 - 0002