



**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, fireplace, 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**

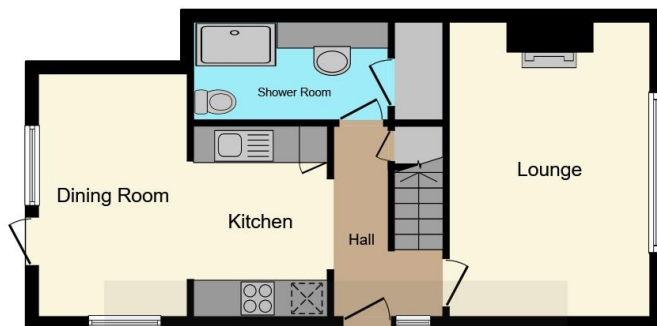
Large lawn area, driveway for off street parking leading to side/ rear garden

**West Facing Rear Garden**

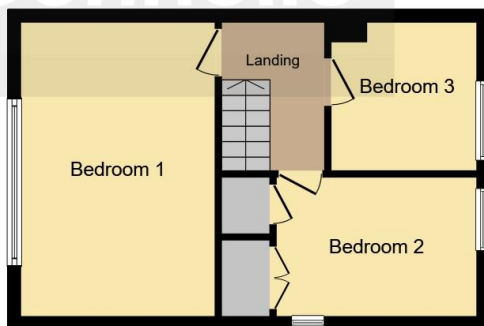
lawn and patio area, garden shed







**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](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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