



Connells

Pemberton Road  
SLOUGH



### Property Description

An opportunity to purchase this well presented extended and refurbished four-bedroom family home located in the popular residential area of Britwell. Situated within easy access to Burnham's Elizabeth line train station and is within catchments of local Primary and Grammar Schools. It benefits from two reception areas, ground floor shower room and bedroom, refitted kitchen and bathroom, private rear garden and block paved to the front. Viewing is a must!

### Ground Floor:-

Door to:

### Entrance Hall

Radiator, stairs to first floor, tiled floor, doors to:

### Lounge

21' 1" max x 10' 9" max (6.43m max x 3.28m max). Front aspect, radiator, leads to:

### Dining Area

9' x 8' 8" (2.74m x 2.64m). Skylight, radiator, door to side and door to rear garden, tiled floor, leads to kitchen, doors to:

### Shower Room

Side aspect window, shower cubicle, wash hand basin, WC, heated towel rail, extractor fan, fully tiled

### Bedroom Four

12' 1" x 9' 3" (3.68m x 2.82m)  
Rear aspect window, fitted wardrobes,

### Kitchen

10' 10" x 7' 2" (3.30m x 2.18m)  
Wall and base units, single drainer sink unit with cupboard under, four ring integrated gas hob, cooker hood, integrated oven, plumbing for washing machine, space for fridge freezer, tiled floor

### First Floor Landing

Airing cupboard, doors to:

### Bedroom One

11' 4" x 10' (3.45m x 3.05m)  
Front aspect window, radiator

### **Bedroom Two**

11' 11" max x 10' 11" max (3.63m max x 3.33m max). Rear aspect window, radiator

### **Bedroom Three**

9' 8" x 7' 2" (2.95m x 2.18m). Front aspect window, radiator

### **Bathroom**

Rear aspect window, shower cubicle, wash hand basin with vanity unit, WC, heated towel rail, extractor fan

### **Outside:-**

#### **To The Front**

This is mainly block paved and leads to the front door

#### **Private Rear Garden**

This low maintenance garden is laid to patio, large storage area with power and lighting





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: C**

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Tenure: Freehold



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Property Ref: SGH310126 - 0003