



Connells

Pemberton Road  
SLOUGH



### Property Description

An extended three-bedroom terraced house, located in a popular residential area of Britwell is now offered for sale. Situated within easy access to Farnham Road, Burnham train station and is within catchments of our local grammar schools. It benefits from two reception rooms, a re-fitted modern kitchen and bathroom, ground floor cloakroom, gas central heating, private rear garden.

### Ground Floor;-

#### Entrance Hall

Radiator, stairs to first floor.

#### Lounge

13' 1" max x 12' 11" max (3.99m max x 3.94m max). Front aspect window, fireplace, radiator

#### Re-Fitted Kitchen

15' 11" x 8' 5" (4.85m x 2.57m). Rear aspect window, range of wall & base units, one and a half bowl sink drain drainer with mixer tap, cupboard under, integrated gas hob with oven under, cooker hood, integrated dishwasher & washing machine, space for fridge freezer, wall mounted boiler.

#### Family Room

14' 2" x 10' 5" (4.32m x 3.17m). Rear aspect window, radiator, french doors to rear garden.

#### Cloakroom

Wash hand basin, WC, extractor fan.

### First Floor Landing

Rear aspect window, Airing cupboard

#### Bedroom One

13' 3" excluding door recess x 11' 5" (4.04m excluding door recess x 3.48m)  
Front aspect window, radiator.

#### Bedroom Two

13' 4" max x 9' 5" (4.06m max x 2.87m). Front aspect window, radiator.

#### Bedroom Three

10' 3" max x 8' 5" (3.12m max x 2.57m). Rear aspect window, radiator.

### Re-Fitted Shower Room

Rear aspect window, shower cubicle, WC, wash hand basin with mixer tap, heated towel rail.

### Outside:-

### To The Front

Alleyway to access rear garden

### Rear Garden

artificial grass area, block paved patio area with rest laid to shingle, 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: C**

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Tenure: Freehold



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