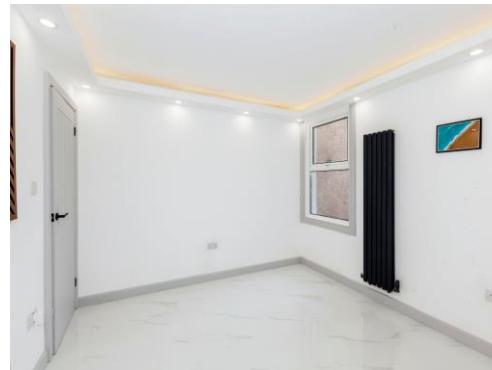




Connells

Queens Road
SLOUGH



Property Description

A stunning fully re-furbished three bedroom end terraced house, situated in this popular residential location & now furnished to a high specification by the present vendors. The property is within walking distance to Slough High Street and mainline railway station with the Elizabeth Line providing fast trains to London. The property benefits from two separate reception rooms, fitted kitchen with appliances, two bathrooms, gas central heating to radiators, double-glazed windows and large rear garden.

Agents note - "It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England & Wales. Your conveyancer will take the necessary steps and advise you accordingly."

Ground Floor

Door to

Entrance Hall

Tiled floor, designer radiator

Living Room

13' into bay x 8' 10" (3.96m into bay x 2.69m). front aspect bay window, designer radiator, tiled floor, suspended ceiling with down lights

Dining Room

1' 10" x 11' 6" (3.61m x 3.51m). Rear aspect window, tiled floor, under stairs cupboard, designer radiator

Inner Hallway.

Tiled floor, doors to

Bathroom

Side aspect window, corner suite paneled bath with mixer tap & shower attachment, low level WC, wash hand basin with mixer tap & vanity unit, heated towel rail & slate tile floor.

Fitted Kitchen

10' 11" x 7' 6" (3.33m x 2.29m). Rear aspect window, single drainer sink unit with mixer tap & cupboard under, good range of wall & base units with rolled worktop surfaces, integrated four ring gas hob, with electric oven under & cooker hood above, built in cupboard housing wall mounted gas boiler, integrated washing machine, small fitted breakfast bar, designer radiator, tiled floor door to rear garden.

Please note: All appliances come with a 3 years manufacturer's warranty and the boiler comes with a 5 year warranty.

First Floor Landing

Access to loft, doors to

Bedroom One

12' x 11' (3.66m x 3.35m). Front aspect window, radiator

Bedroom Two

12' 1" x 7' 5" (3.68m x 2.26m). Rear aspect window, radiator

Bedroom Three

8' 5" x 7' (2.57m x 2.13m). Rear Aspect window, radiator

Shower Room

Fully tiled shower cubicle with wall attached rain shower, wash hand basin with mixer tap and vanity unit under with sensor mirror above, low level WC, heated towel rail

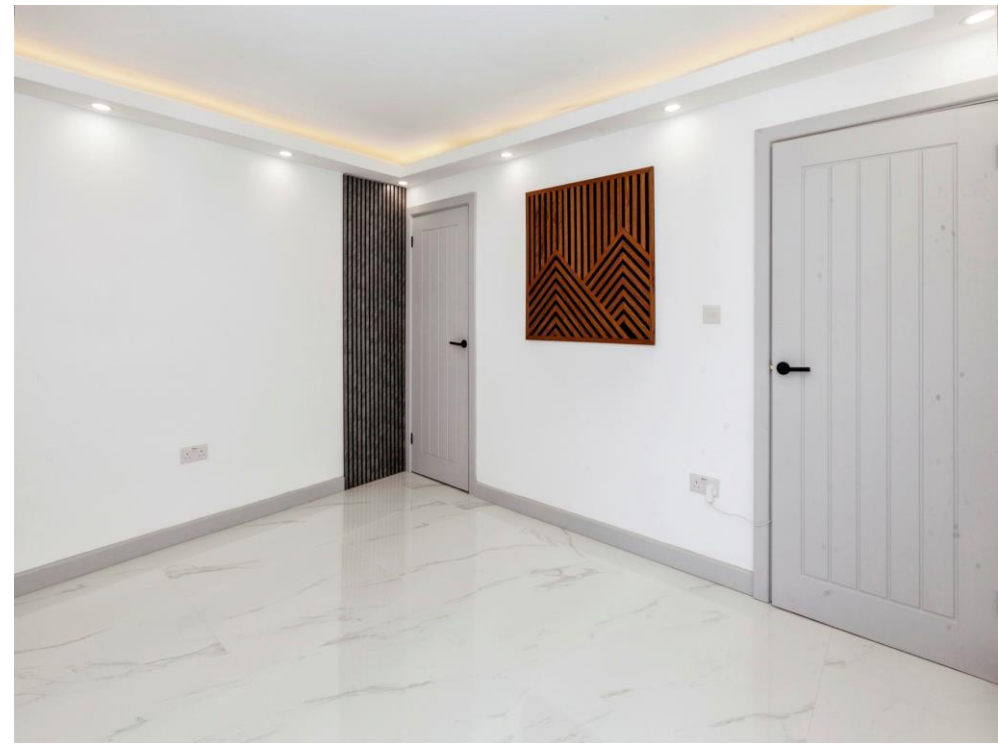
Outside

Front Garden

Small garden

Rear Garden

Large private rear garden





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

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EPC Rating: D

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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.

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