



Connells

Wellesley Road  
Slough



Wellesley Road  
Slough SL1 1UX

for sale offers in the region of  
**£480,000**



### Property Description

An extended five bedroom end-terraced house which at present is occupied as an HMO with a valid licence. It benefits from 16 ft kitchen/breakfast room, two bathrooms, gas central heating and double glazed windows. The property is within minutes walk of Slough High Street and the mainline railway station with its Elizabeth line giving fast access into London. At present the property is providing an income of just under £3000pcm and would suit investors.

### Ground Floor

Door to:

### Entrance Hall

Radiator, stairs to first floor, doors to:

### Wet Room

Side aspect window, open shower area, WC, wash hand basin

### Bedroom One

13' 7" into bay x 12' 9" (4.14m into bay x 3.89m). Front aspect bay window, radiator

### Bedroom Five

Rear aspect window, radiator, door to rear garden

### Kitchen/ Breakfast Area

16' x 9' 3" (4.88m x 2.82m)

Single drainer sink unit with mixer tap and cupboard under, range of wall and base units, gas cooker point, plumbing for washing machine, space for fridge freezer, wall mounted boiler, tiled floor

### First Floor Landing

Access to loft, doors to:

### Bedroom Two

13' 7" into bay x 12' 9" (4.14m into bay x 3.89m). Front aspect bay window, radiator

### Bedroom Three

12' 2" x 9' 8" (3.71m x 2.95m)

Rear aspect window, radiator

### Bedroom Four

7' 10" to wardrobe x 7' 8" (2.39m to wardrobe x 2.34m). Front aspect window, radiator, double wardrobe

### Shower Room

Rear aspect window, fully tiled shower cubicle, wash hand basin with mixer tap, WC, radiator

### Outside:-

### Rear Garden

This is all laid to patio with a useful outbuilding







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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