







### Property Description

This two-bedroom extended semi-detached house located in the town centre of Slough is now offered for sale. Situated within easy reach to the High Street, is 0.3 miles from Slough's mainline train station with its Elizabethan Line and is within catchments of local Grammar Schools. It benefits from two reception rooms, fitted kitchen, ground floor bathroom & first floor shower room, double bedrooms, private rear garden and tarmac to the front. Subject to planning permission there is scope to extend the property.

### Ground Floor:-

#### Cloakroom

Bath with mixer tap & shower attachment, wash hand basin with vanity unit, WC, radiator.

#### Lounge

13' 6" max x 9' 8" max (4.11m max x 2.95m max). Front aspect bay window, fireplace, understairs cupboard, archway

#### Dining Room

11' 9" max x 6' 9" max (3.58m max x 2.06m max). Rear aspect window, radiator, door to garden

#### Kitchen

10' 11" x 8' (3.33m x 2.44m)  
Range of wall & base units, one and a half bowl sink drainer, integrated four ring gas hob with oven under, cooker hood, space for fridge freezer, integrated dishwasher

#### Utility Area

Plumbing for washing machine, space for tumble drier

### First Floor:-

#### Landing

Side aspect window, airing cupboard housing wall mounted boiler, access to loft

#### Bedroom One

14' 2" x 10' 1" max (4.32m x 3.07m max). Front aspect bay window, built-in cupboard, radiator

## Bedroom Two

11' x 8' 2" (3.35m x 2.49m)

Rear aspect window, radiator

## Bathroom

Rear aspect window, shower cubicle, WC, wash hand basin with vanity unit, extractor fan, radiator

## Outside

### To The Front

Tarmac driveway with gate leading to the private rear garden.

### To The Rear

Patio area, lawn, 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)

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**EPC Rating: D**

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Tenure: Freehold



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