



Connells

Grays Road
Slough

Grays Road
Slough SL1 3QG

for sale offers in excess of
£400,000



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, downstairs 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

To view this property please contact Connells on

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EPC Rating: D Council Tax
 Band: C

view this property online connells.co.uk/Property/SGH310661



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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