







### Property Description

A fantastic opportunity to purchase this three bedroom modern end terrace house located in this popular residential area of Slough. Situated close to the Farnham Road and is within catchments of local Primary & Grammar Schools. It benefits from 15 ft lounge, 11 ft kitchen, gas central heating to radiators, double glazed windows and allocated parking.

Agents Note: Peabody Housing Association have advised that they would be prepared to staircase a transaction to 100% Freehold ownership on completion. This would mean that any potential purchaser would buy the vendors 40% share and the remaining 60% share of the property from Peabody Housing Association to enable the Freehold purchase on completion. The advertised price is for the 100% Freehold. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending ability.

### Ground Floor:-

#### Entrance Hall

Radiator, stairs to first floor, understairs storage cupboard,

#### Cloakroom

Wash hand basin, low level WC, extractor fan.

#### Lounge

14' 5" max x 15' 3" max (4.39m max x 4.65m max). Dual aspect windows, radiator, telephone point, television point, laminate flooring, double doors to rear garden.

#### Fitted Kitchen

8' 7" x 11' 5" (2.62m x 3.48m)  
Front aspect window, 1½ bowl single drainer sink unit with cupboards under, wall and base units, integrated gas hob with oven under, cooker-hood, integrated washing machine, plumbing for dishwasher, space fridge freezer.

### First Floor Landing

Front aspect window, storage cupboard, stairs to second floor,

#### Bedroom One

15' 4" max x 8' 8" max (4.67m max x 2.64m max). Rear aspect window, radiator.

#### Bedroom Two

9' 2" excluding recess x 7' 8" (2.79m excluding recess x 2.34m). Front aspect window, radiator.

## Family Bathroom

Rear aspect window, bath with mixer tap & shower attachment, glass shower screen, wash hand basin, WC, heated towel rail, extractor fan

## Second Floor Landing

Storage cupboard, door to:-

## Master Bedroom

15' 6" max x 10' 8" max (4.72m max x 3.25m max). Dual aspect window, radiator, storage cupboard

## En-Suite

Rear aspect, fully tiled shower cubicle, hand basin, low level WC, extractor fan, heated towel rail, part tiled.

## Front Garden

Mainly laid to patio

## Rear Garden

Laid to patio, rest laid to lawn, gate for rear access.

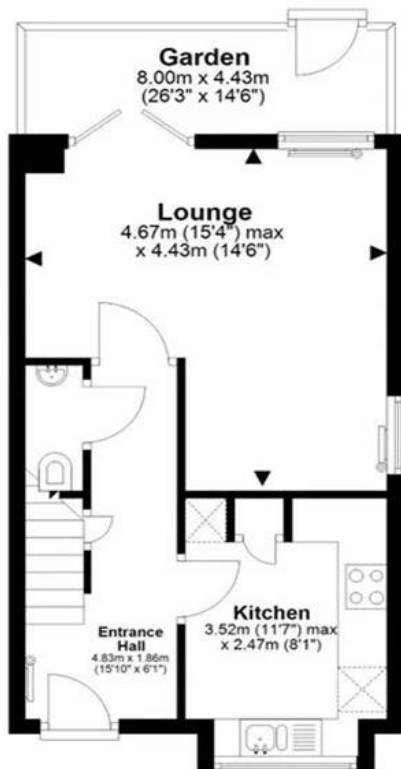
## Outside:-

Communal parking area with two allocated parking spaces



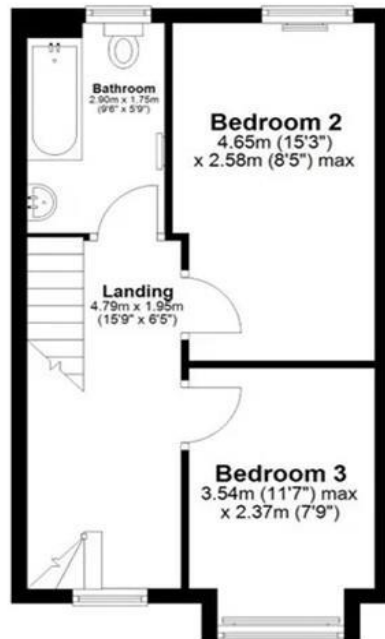
## Ground Floor

Approx. 35.5 sq. metres (382.5 sq. feet)



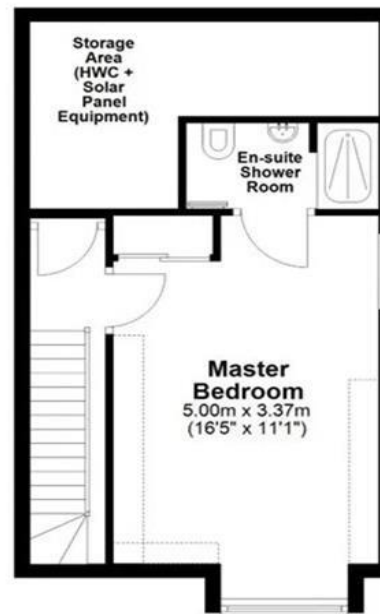
## First Floor

Approx. 35.2 sq. metres (379.3 sq. feet)



## Second Floor

Approx. 34.9 sq. metres (376.0 sq. feet)



Total area: approx. 105.7 sq. metres (1137.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. The plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser/tenant. The services, systems and appliances listed in this specification have not been tested by Oliver Renalls or any representative of Oliver Renalls and no guarantee as to their operating ability or their efficiency can be given. Copyright: Oliver Renalls Date Prepared - January 2025

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EPC Rating: C

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Tenure: Freehold



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