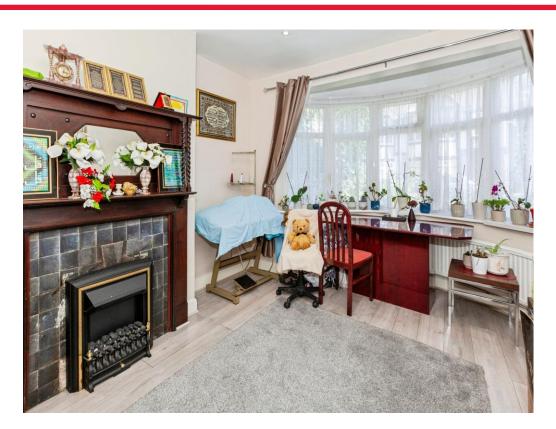


Connells

Burlington Avenue Slough





An opportunity to purchase and refurbish this three bedroom semi-detached family home located in Slough. Situated within walking distance to the High Street, Elizabeth Line train station and is within catchments of our local Grammar Schools. It benefits from two reception rooms, 17 ft kitchen, private rear garden and driveway offering off-street parking.



Entrance Hall

Side & front aspect windows, understair cupboard, radiator, stairs to first floor

Lounge

16' 2" into bay x 11' 11" max (4.93m into bay x 3.63m max)

Front aspect bay window, fireplace, radiator, laminate floor

Dining Room

13' 9" max x 10' 5" max (4.19m max x 3.17m max)

Radiator, laminate floor, leads to kitchen

Reception Room

10' 3" x 7' 5" (3.12m x 2.26m)

Two side aspect windows, understair cupboard, radiator

Kitchen

 $17' 6" \max x 7' 1" \max (5.33m \max x 2.16m \max)$

Rear aspect window, range of wall & base units, single drainer sink unit with mixer tap & cupboard under, gas cooker point, plumbing for washing machine, radiator, wall mounted boiler in cupboard, tiled floor, door to garden

First Floor

Landing

Side aspect window, access to loft, airing cupboard

Bedroom One

6' 9" into bay x 11' 6" max (5.11m into bay x 3.51m max)
Front aspect bay window, radiator





Bedroom Two

13' 11" max x 12' max (4.24m max x 3.66m max)

Rear aspect window, radiator

Bedroom Three

9' 11" into bay x 6' 6" (3.02m into bay x 1.98m)

Front aspect bay window & side aspect window, radiator

Bathroom

Rear aspect window, bath with mixer tap & wall mounted shower, wash hand basin with mixer tap & vanity unit, WC, heated towel rail, extractor fan, fully tiled, tiled floor

Outside

To The Front

Patio

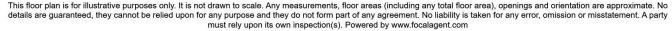
To The Rear

Patio, rear access









To view this property please contact Connells on

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check out more properties at connells.co.uk

EPC Rating: D Council Tax Band: D





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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.