



Connells

Lent Green Lane
Burnham Slough

Lent Green Lane
Burnham Slough SL1 7AS

for sale offers in the region of
£450,000



Property Description

A well presented three bedroom extended family home located in a popular residential area of Burnham. Situated within walking distance Burnham High Street, 1.3 miles to Burnhams Elizabeth Line train station and is in catchments of local Primary and Grammar Schools. It benefits from a 23 Ft living area, kitchen diner with integrated appliances, private rear garden and offers no chain.

Ground Floor

Entrance Hall

Front aspect window, tiled floor

Lounge

23' 6" max x 14' max (7.16m max x 4.27m max)

front & side aspect windows, engineered wood floor, radiators, fitted shelves & cupboard, understair cupboard

Kitchen/Diner

16' 8" max x 12' 3" max (5.08m max x 3.73m max)

Rear aspect windows, range of wall & base units, four ring integrated electric hob with oven under, cookerhood, one & a half bowl sink drainer with mixer tap & cupboard under, integrated fridge freezers & dishwasher, plumbing for washing machine, vertical radiator, tiled floor

First Floor

Landing

Access to loft, storage cupboard, wood floor

Bedroom One

10' 7" into door recess x 12' 10" (3.23m into door recess x 3.91m)

Front aspect window, built-in wardrobe, wood floor

Bedroom Two

10' 7" into door recess x 8' 8" to wardrobe (3.23m into door recess x 2.64m to wardrobe)

Rear aspect window, built-in wardrobe, wood floor

Bedroom Three

8' 8" x 6' 10" (2.64m x 2.08m)

Front aspect window, radiator, wood floor

Bathroom

Rear aspect windows, bath with mixer tap & shower attachment, glass shower screen, wash hand basin with mixer tap & vanity unit, WC, bidet, heated towel rail

Outside

Rear Garden

Laid to lawn, patio, shed, gate for rear access





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: C Council Tax
 Band: D

view this property online connells.co.uk/Property/SGH311108

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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