





## Property Description

\*\* NO UPPER CHAIN \*\* Connells are pleased to bring this spacious ground floor maisonette to the market that is situated on a quiet residential road within the popular Wexham area. The bright and airy property offers a large open plan living room / dining room with a well-appointed fitted kitchen, one double bedroom, modern bathroom and benefits from double glazing throughout, off street driveway parking for two cars and a shared back garden located towards the rear of the property.

The property is ideally situated with convenient access to local shops and amenities, while also being within easy reach of Slough Station—approximately 2.9 miles away—which provides Elizabeth Line and National Rail services into London and the wider region. Its excellent location also places Wexham Park Hospital just 1.1 miles away, Slough Town Centre 1.9 miles away, Langley 1.7 miles away, and Datchet 2.6 miles away, making it a highly accessible and well-connected setting for both commuters and local travel.

For more information or to arrange a viewing, please contact Connells today.

## Entrance

Private entrance into living area.

## Living Room

Two windows to front aspect, television point, telephone point, under-stairs storage, radiator.

## Kitchen Area

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect overlooking the garden, sink with drainer, electric oven and hob with extractor hood, plumbing for washing machine, plumbing for dishwasher, space for fridge/freezer.

## Bedroom One

Dual aspect windows to rear aspect overlooking the garden and side aspect, radiator.

## Bathroom

Window to rear aspect overlooking the garden, bath with mixer taps and overhead shower, WC, wash hand basin, towel rail.

## Outside

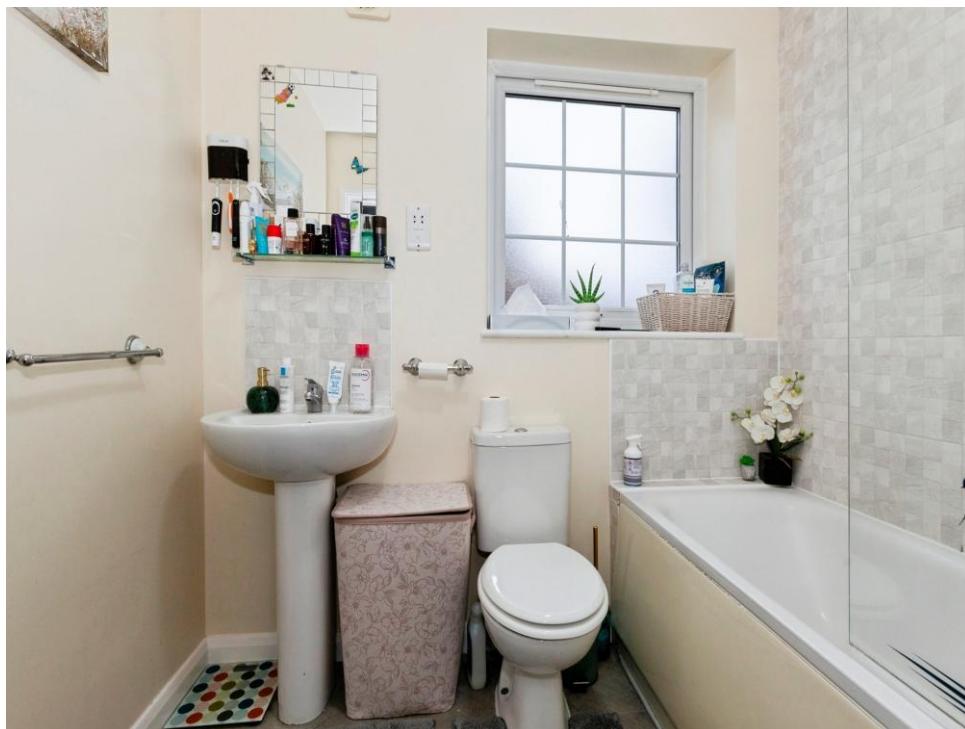
## Rear Garden

Shared garden area, access via side gate.

## Parking

Private driveway parking for two cars.









**Floor Plan**

Total floor area 43.1 m<sup>2</sup> (464 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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**E [slough@connells.co.uk](mailto:slough@connells.co.uk)**

111 High Street  
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EPC Rating: C  
Council Tax  
Band: B

Service Charge: Ask  
Agent

Ground Rent:  
125.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SGH311434](http://connells.co.uk/Property/SGH311434)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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