





# Boundary Drive Wexham SLOUGH SL2 4FQ

for sale  
**£585,000**



## Property Description

A superbly presented three-bedroom family detached house built in 2018 and is situated in this much sought after & desired development, in the Wexham area of Slough. The property is well located to all local amenities including Khalsa & Iqra schools and Wexham Park Hospital. Slough town centre with its mainline railway station, Elizabeth Line, is within two miles. The property benefits from 17ft living room, fitted 17ft kitchen dining room with integrated appliances, en-suite to master bedroom, ground floor cloakroom, gas central heating to radiators and off-street parking for two cars. Internal viewings highly recommended

## Ground Floor:-

### Entrance Hall

Stairs to first floor, radiator

### Living Room

13' max x 17' 11" max (3.96m max x 5.46m max). Dual aspect windows, radiator, French doors to garden, downstairs store cupboard

### Kitchen Diner

9' 8" max x 17' 11" max (2.95m max x 5.46m max). Dual aspect windows, wall & base units, integrated gas hob with cooker hood, integrated oven, one and a half bowl sink drainer unit with mixer tap and cupboard under, space for fridge freezer, wall mounted boiler housed in cupboard, integrated washing machine & dishwasher

### Cloakroom

Front aspect window, wash hand basin with mixer tap, WC, radiator

## First Floor Landing

Rear aspect window, airing cupboard, access to loft

### Bedroom One

12' 6" max x 9' 10" max (3.81m max x 3.00m max). Rear aspect window, fitted wardrobe, radiator

### En-Suite

Front aspect window, shower cubicle with glass shower screen, wash hand basin with vanity unit, WC, heated towel rail

### Bedroom Two

11' 2" x 9' 10" (3.40m x 3.00m) Front aspect window, built in wardrobe, radiator

### Bedroom Three

7' 7" x 5' 11" to wardrobe (2.31m x 1.80m to wardrobe). Front aspect window, radiator, fitted wardrobes.

### Bathroom

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

### Outside:-

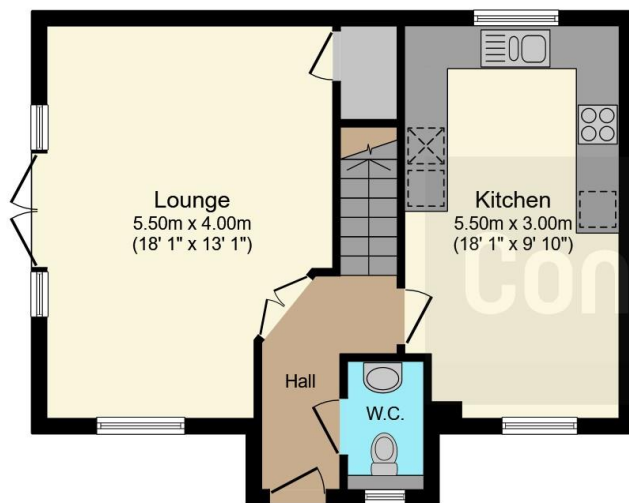
### Rear Garden

Patio area with rest laid to lawn

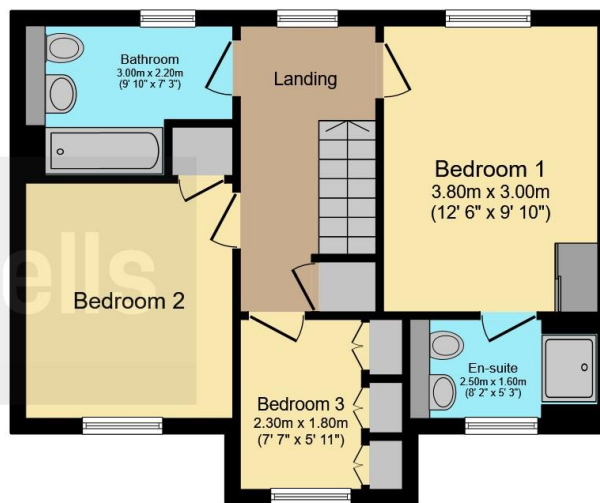
### To The Front

Driveway providing off street parking





**Ground Floor**



**First Floor**

Total floor area 92.5 m<sup>2</sup> (996 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.focalagent.com](http://www.focalagent.com)

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**EPC Rating: B**

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Tenure: Freehold



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