



**618b London Road
Colnbrook, Slough SL3 8QH**

£1,325 PCM

2 Bedroom first floor flat, Modern Kitchen with breakfast bar, Modern Bathroom with shower unit, both bedrooms with fitted wardrobes, LAMINATE floors, electric heating, DOUBLE glazed windows, communal gardens, parking, access to local buses, access to M4 Motorway, Furnished, EPC "D", Council Tax band "B", available from 21/04/2025, (Please note that this property is owned by a member of Evans & Company)

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Double Glazed Communal Door

Security Entry Phone System, Front door, stairs to

Bedroom 1

8'10" x 8'2" (2.70 x 2.50)



Double glazed window to side, fitted wardrobe, laminate floor

Stairs to 2nd level

Open Plan Kitchen / Lounge

15'7" x 10'11" (4.76 x 3.35)



Double glazed windows to front, Modern fitted kitchen units, breakfast bar, single drainer sink unit with mixer taps, 4 ring electric hob with built in electric oven. fridge/freezer, washer/dryer., laminate floor.

Bathroom



White suite with panel enclosed bath, wall mounted electric 'Triton' shower, vanity unit wash hand basin, low level wc, fully tiled walls, tiled floor

Bedroom 2

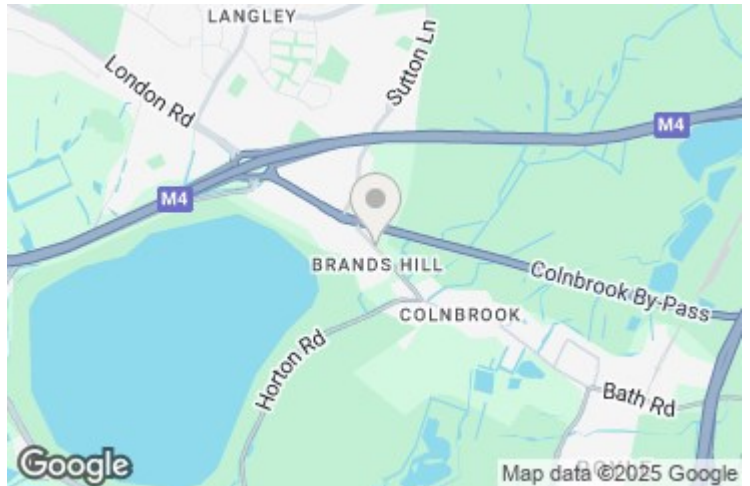
10'10" x 5'6" (3.32 x 1.70)



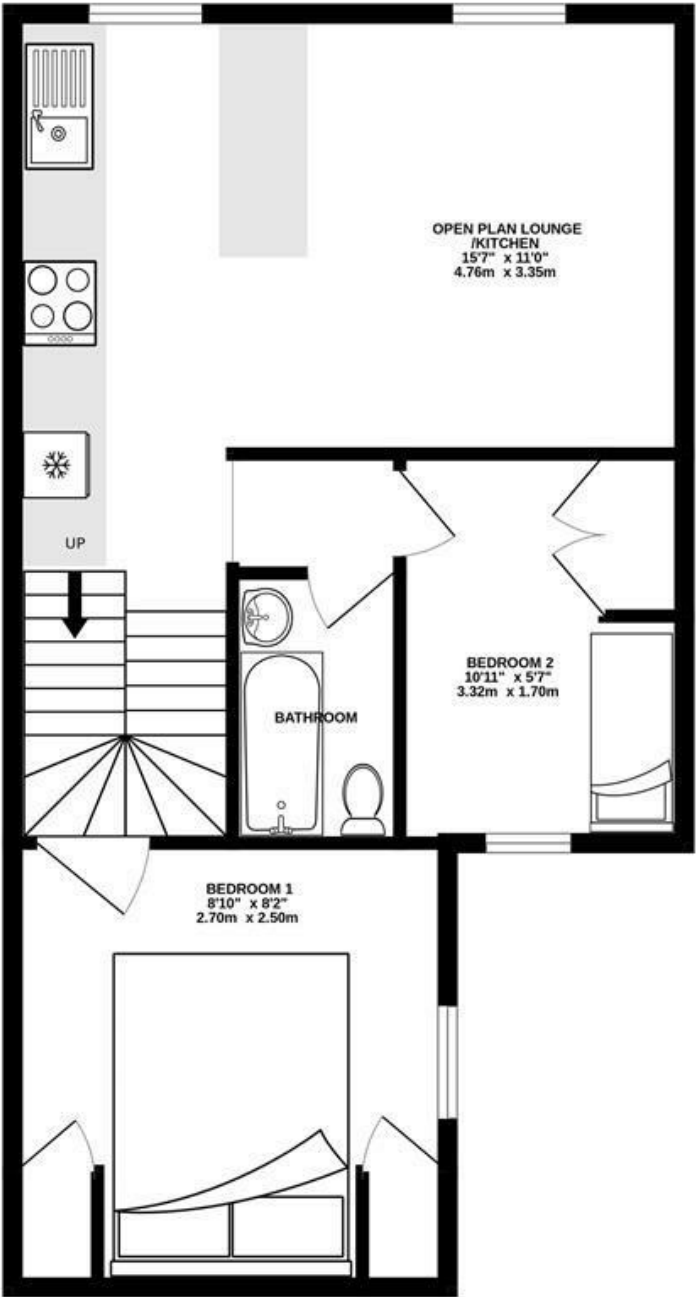
Double glazed window to rear, electric heater, built in double wardrobe

Outside

Parking for 1 car



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			