



# HATTON AVENUE

## SLOUGH, SL2 1NF

**£340,000**

We are pleased to present a truly exceptional opportunity to acquire this beautifully redesigned two-bedroom ground floor maisonette. The current owners have transformed the property, creating a versatile living space that includes a stunning extension at the rear, perfect for modern living.

Conveniently located, this maisonette offers easy access to a variety of local amenities, including shops, restaurants, and reputable schools, making it an ideal choice for families and professionals alike.




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 **1**
 **1**

 **2**


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The thoughtfully laid-out accommodation features an inviting entrance hall that leads to a charming breakfast room, a spacious living area, and a well-appointed kitchen. The two generously sized bedrooms provide ample space for relaxation, while the family bathroom is designed for comfort and convenience.

One of the standout features of this property is the expansive conservatory, which serves as a delightful seating area, perfect for enjoying natural light and views of the private garden. Additionally, there is a versatile bonus room complete with an en-suite shower room, offering potential for use as a guest suite, home office, or playroom. The rear laundry/utility room adds practicality to the living space.

Outside, you will find a private garden, ideal for outdoor entertaining or simply enjoying some fresh air. The property also benefits from off-street parking, double-glazed windows, and gas central heating to radiators, ensuring comfort throughout the year.

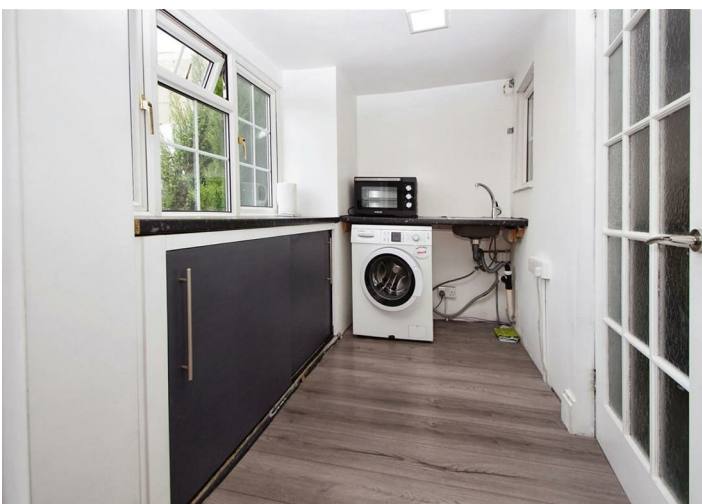
We highly recommend viewings to fully appreciate the unique features and potential of this remarkable maisonette. There is no onward chain, making for a smooth and efficient purchase process.

EPC Rating: C

Leasehold - Remaining Lease of 964 years

- Sold with no onward chain
- 1.8 miles from Slough Mainline Rail Station (Main Paddington Line and Crossrail Station - 20 minutes to Central London)
- Access to off street parking
- Within walking distance of Penn Wood Primary School & Hershel Grammar
- Private garden
- Easy access to M4 Motorway (Junction 6)
- Spacious conservatory
- Close to local shops

## Directions





### Floor Plan

Floor area 85.1 sq.m. (916 sq.ft.)

TOTAL: 85.1 sq.m. (916 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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



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