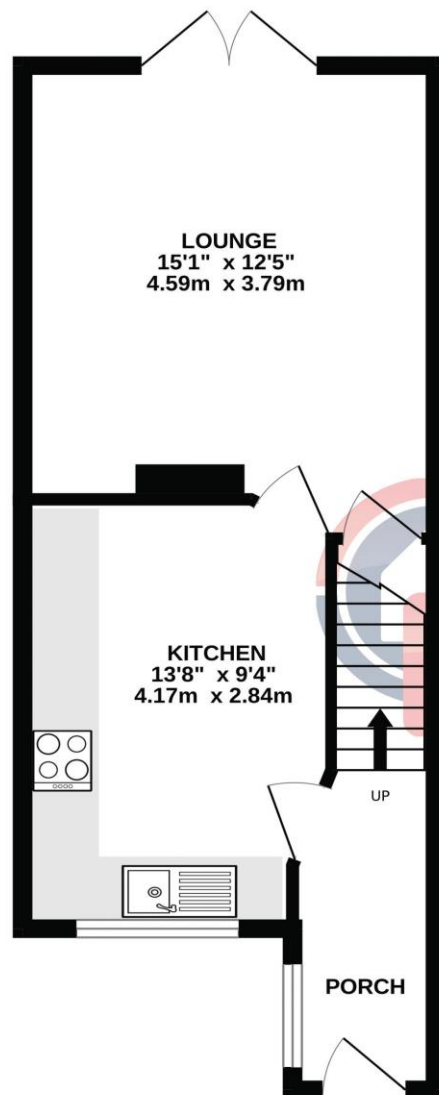
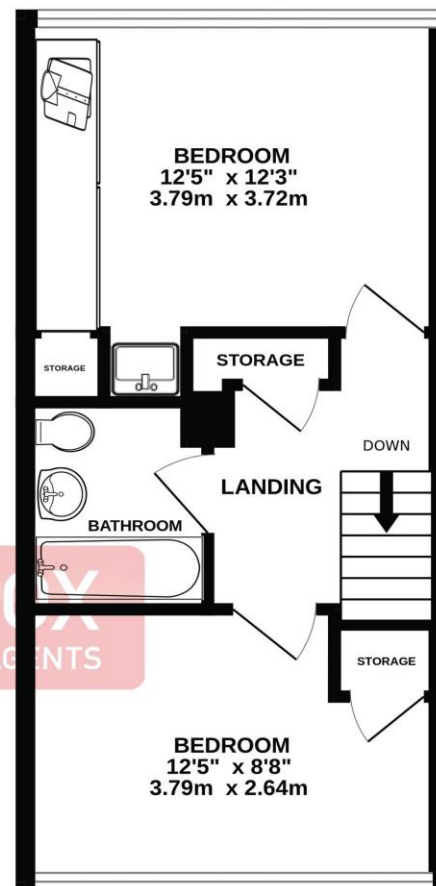


# the floorplan...

GROUND FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR  
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 706 sq.ft. (65.6 sq.m.) approx.  
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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## more details from...

call: **Brian Cox Harrow: 020 8912 0006**  
email: **info@brian-cox.co.uk**  
web: **www.brian-cox.co.uk**



Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



020 8912 0006  
brian-cox.co.uk



TWO BEDROOM – FREEHOLD HOUSE - PRIVATE REAR GARDEN - NO CHAIN. Brian Cox and Company are proud to bring to the market this delightful two-bedroom terraced house ideal for families and investors alike. Nestled in a residential cul-de-sac in the popular SL1 5HT area, this family home offers a perfect blend of comfort, practicality, and convenience. The property benefits from generous living space, and easy access to local amenities and transport links. Upon entering, you're welcomed into a bright porch leading into a well-proportioned fitted kitchen. You are then met with a spacious living room, ideal for relaxing or entertaining with direct access to a private rear garden, perfect for summer barbecues or a tranquil morning coffee. Upstairs, the property features two well-proportioned double bedrooms, each with built-in storage, and a stylish family bathroom with contemporary fittings. This charming home is ready to move into and presents an excellent opportunity to secure a property in a well-connected and growing area. So, call now to arrange your chance to view and avoid disappointment!!



Offers Over £325,000  
Freehold

Patricia Close, Slough  
SL1 5HT





## in brief...

- Two Bedroom
- Freehold Terraced House
- Double Glazed / Gas Central Heating
- Private Rear Garden
- No Chain
- Convenient Location



## the location...

### nearest stations ...

Burnham Station (0.4 miles)

Taplow Station (1.6 miles)

Slough Station (2.3 miles)

Patricia Close, located in the SL1 5HT postcode of Slough, offers a tranquil residential setting within easy reach of the town centre and excellent transport links.

Transport wise, Patricia Close benefits from proximity to Burnham railway station, just 0.4 miles away, offering fast connections to London Paddington (approximately 13 minutes) and Heathrow Airport (around 15 minutes) via the Elizabeth Line. The area is also well-served by local bus routes, facilitating easy access to Slough town centre and surrounding areas.

Residents have access to a variety of amenities within a short distance, including supermarkets such as Marks & Spencer Food Hall and Chor Bazaar Supermarket Ltd, as well as convenience stores like Iman Halal Butchers. The town centre offers a range of shops, restaurants, and leisure facilities, ensuring all daily needs are met.

For outdoor enthusiasts, Upton Court Park is nearby, providing open spaces for recreation. Additionally, the Colne Valley Regional Park offers tranquil, wooded wildlife areas, walking and cycling paths along lakes and rivers.

The area is served by a selection of primary and secondary schools, many of which are rated 'Good' or 'Outstanding' by Ofsted. Notable institutions include Upton Court Grammar School and The Westgate School, making it a suitable location for families seeking quality education options.

