

# The **Frost** Partnership

Langley Office: T: 01753 583999 E: [langley@frostweb.co.uk](mailto:langley@frostweb.co.uk)

**18 Tall Trees, Colnbrook, Berkshire, SL3 0JS**

**Guide Price £229,950 Freehold**

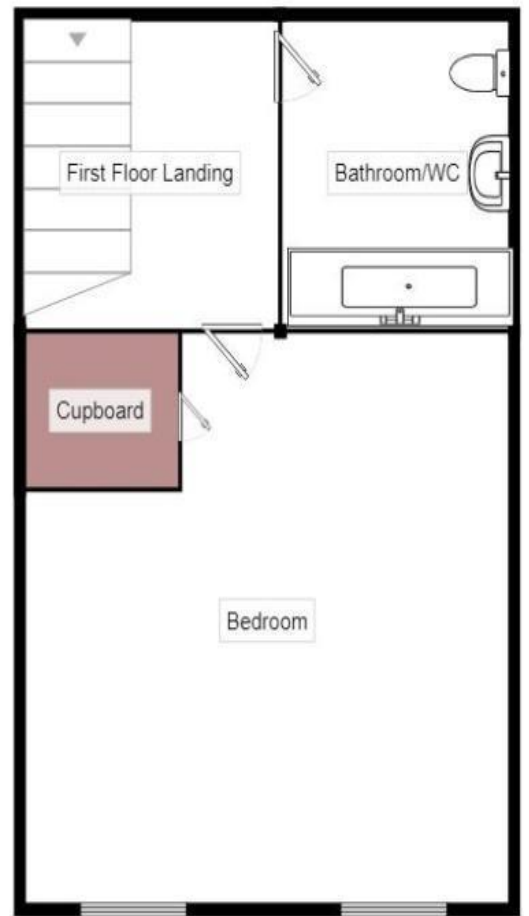


- Freehold 1 bedroom house
- 18ft open plan living area
- Cul-de-sac location
- Contemporary design
- Ideal first buy or investment
- Convenient for Heathrow Airport

Ground Floor



First Floor



Measurements are approximate. Not to scale. For illustrative purposes only.

## Property Description

This freehold starter home is designed to a contemporary style and features an 18ft open plan living area , double bedroom, and bathroom. It occupies a cul de sac setting off the Old Bath Road and is therefore well paced for 81 bus route that passes close by, Poyle Trading Estate, Heathrow and the Motorway network. It has the benefit of an allocated parking space and small garden to the front

## EPC Rating: D

**The accommodation comprises (all measurements approximate):-**

### Ground Floor

#### Entrance Porch

Door to:-

#### Lounge 18'6 (5.64m) x 12'3 (3.73m)

Front aspect leaded light window, stairs to first floor, open plan to:-

#### Kitchen

Understairs recess, single drainer sink unit, eye and base level units, worktop surfaces, appliance space.

### First Floor

#### Landing

#### Bedroom 12'4 (3.76m) x 12'2 (3.71m)

Front aspect leaded light double glazed window.

#### Bathroom

Panel enclosed bath with shower over, low level w.c., pedestal wash hand basin.

#### Outside

Front garden and allocated parking.

## VIEWING:

**Via The Frost Partnership, 6 Clayton Parade, Langley**

**Telephone: 01753 583999 Email: [langley@frostweb.co.uk](mailto:langley@frostweb.co.uk)**

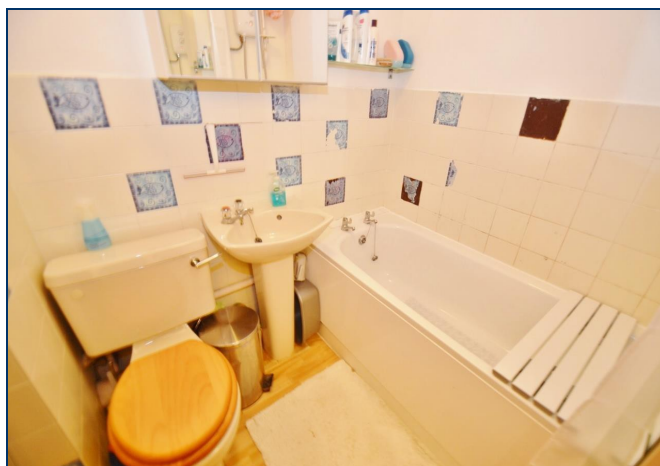
### AGENT'S NOTE

#### Mortgage Advice Bureau (MAB)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Mortgage Advice Bureau (MAB). They are one of the largest mortgage brokers in the country and provide specialist mortgage advice. They can search thousands of mortgage deals to find the right one for you and due to their size have exclusive rates from many lenders that cannot be found on the high street or anywhere else. MAB have won over 70 national awards for the quality of their advice and service during the last five years. It is your decision whether you choose to deal with MAB. Should you decide to use MAB, The Frost Partnership will receive a referral fee of £300 inclusive of VAT from MAB. You will not have to pay anything with regard to this to The Frost Partnership.

#### Home Legal Services (HLS)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Home Legal Services (HLS) for conveyancing services. HLS provide us with a panel of quality conveyancing solicitors who operate on a fixed fee and a no sale, no fee arrangement, with 24/7 online case reports keeping you up to date at all times. It is your decision whether you choose to deal with HLS. Should you decide to use HLS, The Frost Partnership will receive a referral fee of £250 inclusive of VAT from HLS. You will not have to pay anything with regard to this to The Frost Partnership.



**Special Note:** For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.