



SIMMONS & SON



St. Thomas Walk, Slough, SL3 0RH

Offers In Excess Of £325,000 Freehold

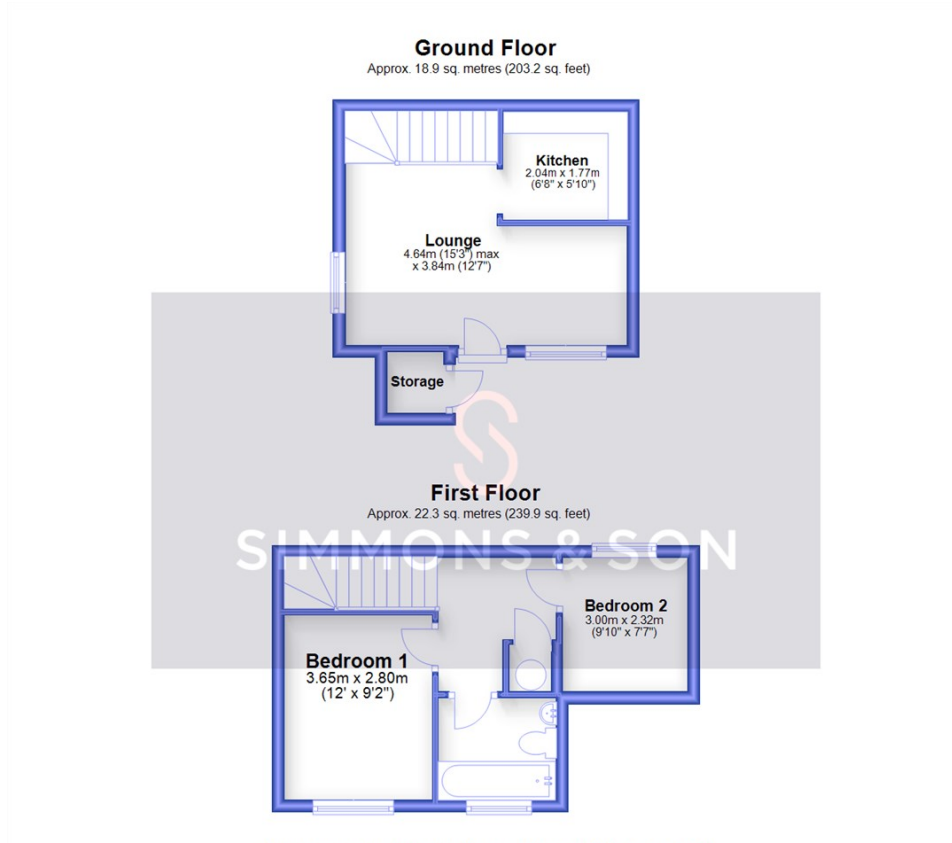
TWO BEDROOM END OF TERRACE HOUSE - VILLAGE LOCATION

This two bedroom cluster house is conveniently located in Colnbrook Village close to local amenities, schools and a short drive to the M4 Motorway providing links to Heathrow airport.

The property benefits from spacious lounge, kitchen, two bedrooms, family bathroom, triple glazed windows, communal garden and allocated parking.



St. Thomas Walk, Colnbrook Slough, South Buckinghamshire, SL3 0RH



Total area: approx. 41.2 sq. metres (443.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of a valuation or for any legal purpose.
Plan produced using PlanUp.

- Two Bedroom Cluster House
- Colnbrook Village
- Allocated Parking
- Well Presented Throughout
- Communal Gardens
- Close to M4 Motorway
- Close to Local Amenities
- Council Tax Band : D
- Situated in Quiet Cul-De-Sac
- EPC : D



| 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 | | 89 |
| | | 63 | |

| 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 | | |

These particulars are intended as a general guide only and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility. Intending purchasers or tenants should satisfy themselves as to the accuracy of all statements and representations before entering into any agreement. We have not carried out a survey or checked the services, appliances or fixtures and fittings. Room dimensions should not be relied upon for carpets or furnishings. No employee or partner of B Simmons & Son has authority to make or give any representation or warranty in relation to the property. All negotiations for this purchase must be made through B Simmons & Son.