



Connells

Earls Lane
Slough



Property Description

Offered to the market is this three-bedroom linked-detached house, situated in a popular residential area of Cippenham. The property is conveniently located with easy access to the M4 motorway, Burnham Elizabeth Line station and falls within the catchment areas of well-regarded local primary, secondary and grammar schools.

The accommodation comprises a welcoming entrance with ground floor cloakroom, a spacious lounge/dining room and a separate fitted kitchen. Further benefits include a garage with driveway parking, a private rear garden and the added a

Ground Floor

Entrance Hall

Stairs to first floor, radiator

Cloakroom

Wash hand basin, WC, radiator, extractor fan

Fitted Kitchen

17' 3" x 14' 4" (5.26m x 4.37m)
Front aspect window, wall & base units, four ring integrated four ring gas hob with electric oven under, cooker hood, plumbing for washing machine, space for fridge freezer

Lounge/Diner

17' 3" x 14' 4" (5.26m x 4.37m)
Rear aspect window, radiator, understairs store cupboard, door to rear garden

First Floor Landing

Access to loft

Bedroom One

12' 4" to wardrobe x 8' 8" (3.76m to wardrobe x 2.64m)
Front aspect window, built in cupboard, fitted wardrobe, radiator

Bedroom Two

11' 8" x 8' 3" (3.56m x 2.51m)

Bedroom Three

8' 5" x 5' 9" (2.57m x 1.75m)
Rear aspect window, radiator

Shower Room

Side aspect window, fully tiled shower cubicle with glass shower screen, wash hand basin with vanity unit, WC, heated towel rail, extractor fan

Outside

Rear Garden

Mainly laid to lawn with gate to rear

Garage

Up & over door with driveway in front, no measurement taken





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

To view this property please contact Connells on

T 01753 810 870
E slough@connells.co.uk

111 High Street
 SLOUGH SL1 1DH

EPC Rating: D Council Tax
 Band: E

view this property online connells.co.uk/Property/SGH311289



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SGH311289 - 0008