



53 Sutton Avenue, Slough

£825,000



# 53 Sutton Avenue

## Slough

A substantial 1930s built semi detached family home in this highly sought after road on the East side of the town. The property is conveniently situated close to the Elizabeth line, access to Junction 5a of the M40 and excellent local schools. Entrance hall, Sitting room, Dining room, Conservatory, Cloakroom, Utility room, Workshop, Bedroom 1 with en suite shower room, Three further bedrooms, Family bathroom, Gas central heating, Double glazing, 128' rear garden, Garage and parking.

Council Tax band: F | Tenure: Freehold

**Entrance hall:** Radiator, stairs to first floor with under stairs storage cupboard, picture rail

**Sitting room:** Tiled fireplace, radiator, dimmer switch, bay window to front

**Dining room:** Tile fireplace, radiator, three wall light points, dimmer switch, sliding doors to Conservatory

**Kitchen/Breakfast room:** Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, built in stoves double oven, space for fridge/freezer, fitted gas hob, built in Neff dishwasher, wall mounted Potterton gas fired central heating boiler, down lighters, part tiled walls, fitted breakfast bar, dimmer switch, walk in larder, window to rear, door to utility room

**Cloakroom:** Low level W.C., window to rear

**Utility room:** Eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, space and plumbing for washing machine, space for appliances, radiator, velux window, door to garage, door to garden

**Workshop:** Shelving, velux window, door to front garden





## First floor

**Landing:** Access to loft space

### Bedroom 1

With two double built in wardrobes, radiator, picture rail, window to rear

### En suite shower room

Corner shower cubicle housing fitted shower unit, low level W.C., wash hand basin with cupboards under, part tiled walls, heated towel rail, tiled flooring, shaver point, window to rear

### Bedroom 2

With a range of fitted wardrobes, radiator, picture rail, leaded light bay window to front

### Bedroom 3

Radiator, picture rail, two leaded light windows to front

### Bedroom 4

Radiator, picture rail, built in cupboard, window to side

### Family bathroom

White suite comprising panelled bath with Equalise shower over, low level W.C., wash hand basin, heated towel rail, radiator, airing cupboard housing foam clad hot water cylinder and shelved storage, window to rear

### Front garden/Parking

A driveway provides parking. The remainder is laid to lawn with flower and shrub borders

### Garage

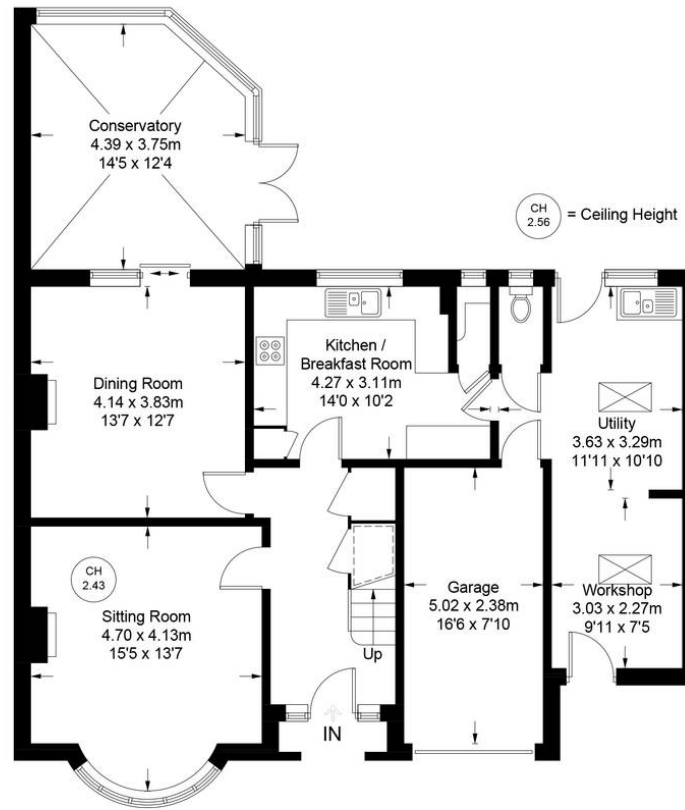
With metal up and over door, light and power, door to utility room

### Rear garden

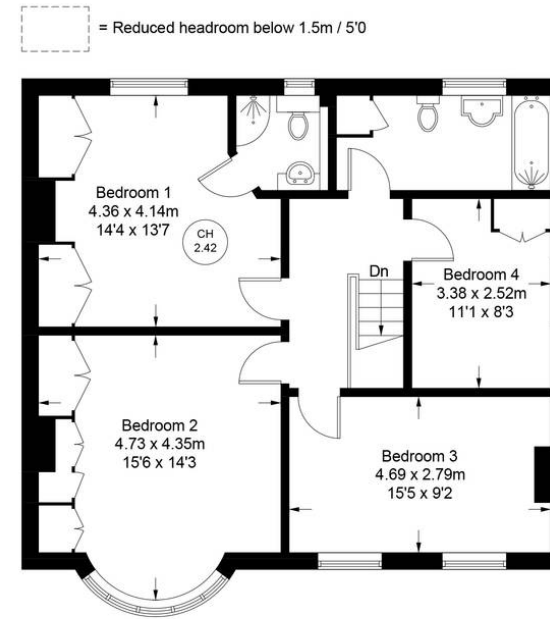
A paved patio leads to the remainder of garden which is laid to lawn with well stocked beds and borders. There is a vegetable garden with soft fruit trees and bushes. There is also a timber shed, summerhouse and a greenhouse. All is enclosed by panelled fencing and extends to 128' x 40'.



Approximate Gross Internal Area  
 Ground Floor = 110.1 sq m / 1185 sq ft (Including Garage)  
 First Floor = 77.0 sq m / 829 sq ft  
 Total = 187.1 sq m / 2014 sq ft



Ground Floor



First Floor

Floor Plan produced for Robertsons by Media Arcade Ltd ©.  
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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