

Willow Close, Colnbrook, Berkshire, SL3 0LF

£416,500

Freehold

b simmons

T: 01753 545 555 bsimmons.co.uk



Located in a quiet cul-de-sac within the historic village of Colnbrook, is this well-proportioned and spacious family home which has undergone some refurbishment by its current owners. An ideal first time buy or buy to let investment, an internal viewing is highly recommended.

This family home comprises of a large L-shaped living/ dining room, a spacious kitchen / breakfast room with space for appliances and a small breakfast bar, three double bedrooms on the first floor, with a re-fitted bathroom and a separate W.C. The property further benefits from gas central heating and double glazing throughout.

The spacious living room has glass sliding doors out to the private and enclosed rear garden, which is south-facing and has been landscaped by the current owners. It also benefits from, rear-access from a residents alleyway. The spacious garden provides the property with potential for extension, subject to relevant planning permissions being obtained.

The property boasts a block paved front garden and one allocated parking space in the bays directly opposite the home.

Willow Close is ideally located just off the A4 Bath Road in the village of Colnbrook, providing easy access to Heathrow and Greater London, and is also just a short drive from Junction 5 of the M4 which leads to both the M25 and M40.

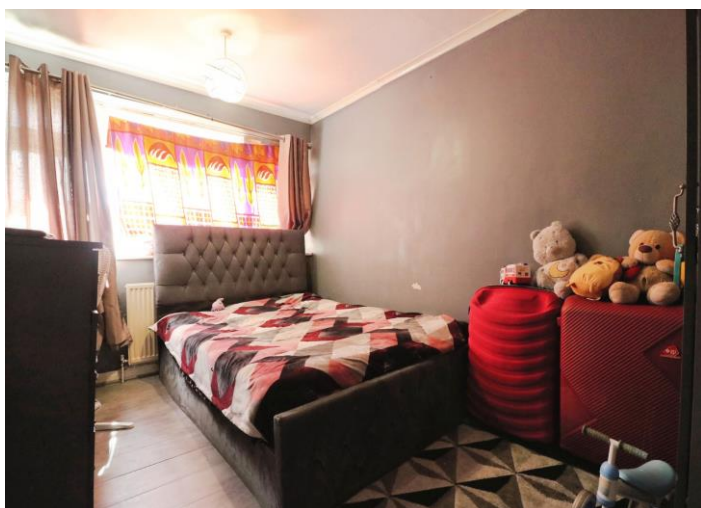
Council Tax Band: D / EPC Rating: TBC

Willow Close, Colnbrook, Berkshire, SL3 0LF



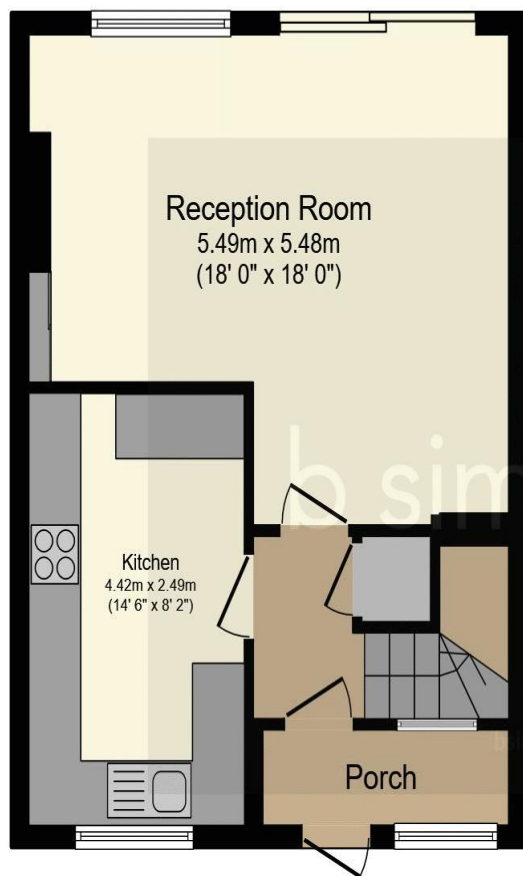
Please contact the office to arrange a **FREE** property valuation on **01753 545555**

Willow Close, Colnbrook, Berkshire, SL3 0LF

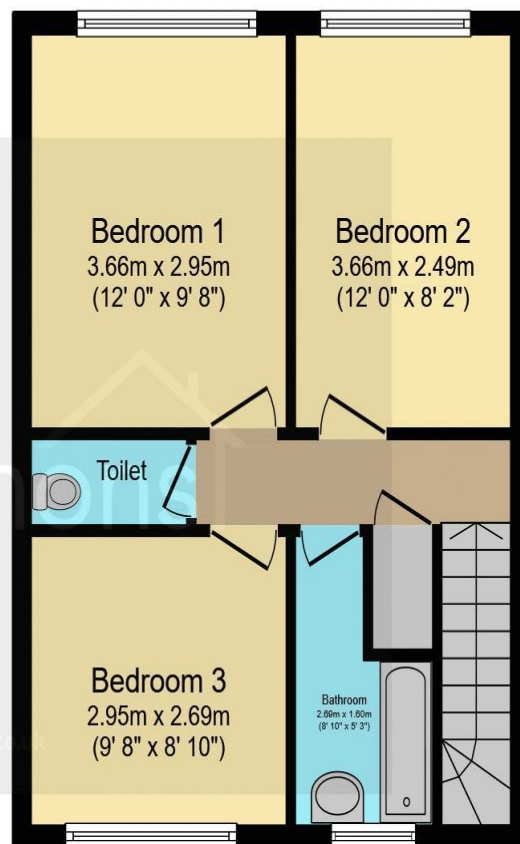


Please contact the office to arrange a **FREE** property valuation on **01753 545555**

Willow Close, Colnbrook, Berkshire, SL3 0LF



Ground Floor



First Floor

Total floor area: 81.3 sq.m. (876 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

No fee mortgage brokerage service

As a member of The Guild of Property Professionals,
B. Simmons & Sons have access to L&C Mortgage Services.

- No FEE advice from the whole of the market
- Arrangement via phone, post and email
- Award winning service
- Best Buy deals updated daily
- Service available 7 days a week, 9:00am - 8:00pm
Mon - Thurs, 9:00am - 5:30pm
Fri - Sat, 10:00am - 4:00pm

Call them now
t:0800 0731945
for your free personalised quote




YOUR HOME OR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.
The FSA does not regulate most types of mortgages. The Guild of Property Professionals Mortgage Services is provided by
Lender's Country Mortgage plc, 2nd Floor House, Jewell Street, Birm B1A 1BA who are authorised and regulated by the
Financial Services Authority (FSA number: 143802)





b simmons

T: 01753 545555 E: langley@bsimmons.co.uk

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.