



**Connells**

Westfield Road  
SLOUGH



## Property Description

Westfield Road, Slough – Exceptional Family Home with Annexe & Potential to Extend (STPP).

Situated on a highly sought-after private road, this beautifully presented and immaculately maintained family home offers an exceptional blend of space, versatility, and future potential.

The property is in pristine condition throughout, showcasing spacious and well-appointed living accommodation ideal for modern family life. Every room has been carefully maintained, allowing buyers to move straight in with complete peace of mind.

A standout feature is the large, private south-facing garden, providing a sun-filled outdoor space perfect for entertaining, relaxing, and family use. To the rear, the property also benefits from a substantial, modern annexe, thoughtfully designed with its own private garden area—ideal for multi-generational living, guests, or potential rental income.

Located within the catchment areas of highly regarded local primary & grammar schools, This home is particularly appealing to families seeking excellent educational options.

For commuters, the property offers excellent transport links, with easy access to Slough mainline station (Elizabeth Line), providing fast connections into London, as well as convenient access to the M4, M25, and Heathrow Airport.

Further enhancing its appeal, the property presents significant potential for extension (subject to permission), allowing purchasers to further enhance and personalise the home to suit their long-term needs.

## Entrance Porch

Side aspect windows, door to:

## Lounge/ Dining Area

Front, side & rear aspect windows, two built in store cupboards, open fire place, two radiators, stairs to first floor, door to:

## Kitchen

Rear & side aspect windows, range of wall & base units, Butler sink with mixer tap, gas cooker point, cooker hood, integrated dish washer & integrated fridge freezer, radiator, tiled floor, door to garden

## First Floor Landing

Side aspect window, loft access with ladder to useful loft room, radiator, doors to:

## Bedroom One

Front aspect window, radiator, built in wardrobe

## Bedroom Two

Rear aspect window, radiator, built in wardrobe

## Bedroom Three

Rear aspect window, radiator

## Bathroom

Side aspect window, bath with mixer tap & shower attachment, glass shower screen, wash hand basin, heated towel rail, shaver point, extractor fan

## Separate W/C

W/C & extractor fan

## Outside:-

### To The Front

Private driveway, mainly laid to shingle, providing off street parking. Gate to access rear garden

### South Facing Rear Garden

Beautifully landscaped, Indian Sandstone patio area with rest laid to artificial lawn, mature shrubbery borders, gate to access front

### Large Modern Annexe:-

Decking to the front of the entrance of the Annexe, double doors into:

#### Living/ Dining Area

Front aspect windows with built in blinds, underfloor heating, electric wall mounted heater, wooden floor

#### Utility Area

Wall & base units, integrated sink with mixer tap, integrated microwave/ grill & integrated fridge

#### Bedroom

Rear aspect window, wooden floor, electric wall mounted heater, fitted wardrobes

#### Shower Room

Side aspect window, shower cubicle with glass screens, WC, wash hand basin with mixer tap, heated towel rail, extractor fan

#### Private Garden For Annexe

Artificial grass, patio area and shed





Total floor area 126.2 m<sup>2</sup> (1,360 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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EPC Rating: E Council Tax  
 Band: D

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Tenure: Freehold



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