



**Connells**

Belfast Avenue  
SLOUGH



### Property Description

A fantastic opportunity to purchase this well presented three bedroom end-terraced family home located in a popular residential area of Slough.

Situated in this quiet cul-de-sac, it is within close proximity to the Farnham Road and is within catchments of local Primary & Grammar Schools. Transport links include easy access to both Slough's & Burnham's Elizabeth line train station, M4 Junction nearby, close to regular bus routes and approximately 23 minutes to Heathrow Airport.

It benefits from a bay fronted lounge, separate fitted kitchen, large utility area, ground floor shower room, first floor family bathroom, double bedrooms, useful loft for storage, integrated garage, driveway providing off street parking and potential to extend further - STPP.

### Entrance Hall

Stairs to first floor, door to:

### Lounge

Front aspect bay window, laminate floor, leads to:

### Kitchen

Rear aspect window, range of wall & base units, one and a half bowl sink drainer with mixer tap, gas cooker point, plumbing for washing machine, space for fridge freezer, breakfast bar, wall mounted boiler, understair cupboard, tiled floor, double doors to rear garden

### Utility Room

Rear & side aspect windows, range of wall & base units, space for fridge freezer, plumbing for washing machine, radiator, tiled floor

### Shower Room

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

### First Floor:-

#### Bedroom One

Front aspect window, fitted wardrobes & drawers, radiator

#### Bedroom Three

Rear aspect window, radiator

## Bedroom Two

front & rear aspect windows, radiator

## Bathroom

Rear aspect window, Jacuzzi bath with mixer tap & shower attachment, wash hand basin with vanity unit, WC, heated towel rail, extractor fan, tiled floor

## Outside

## Integrated Garage

Power & lighting with manual shutter, door to utility area

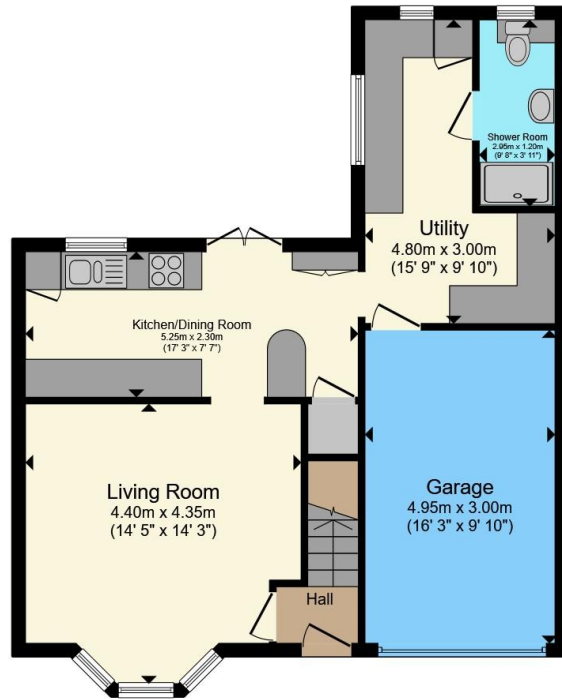
## To The Front

Driveway providing off street parking

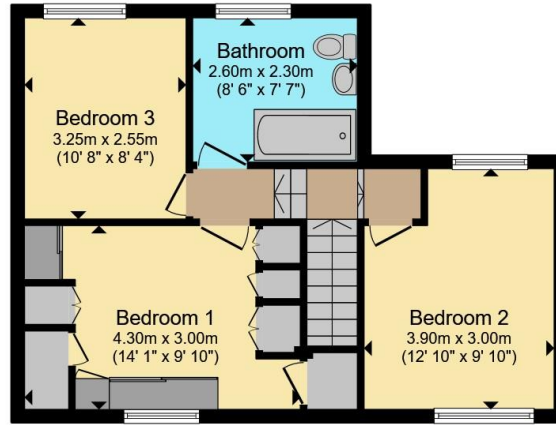
## Private Rear Garden

Large patio, lawn area & shed





**Ground Floor**



**First Floor**

Total floor area 107.9 m<sup>2</sup> (1,162 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)



To view this property please contact Connells on

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EPC Rating: C Council Tax  
 Band: C

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Tenure: Freehold



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