



**Connells**

Benjamin Lane  
Wexham Slough

# Benjamin Lane Wexham Slough SL3 6AB

for sale offers in excess of  
**£550,000**



## Property Description

A well maintained & spacious four bedroom townhouse is now offered for sale. Situated in a popular modern development within close proximity to Wexham Park Hospital.. Located within catchments of local Faith, Primary & Grammar Schools, easy access to regular bus routes and within two miles of Slough's Elizabeth line train station.

it benefits from 17ft lounge, 18ft kitchen/dining room, en-suite to master bedroom, modern bathroom, gas central heating, good size rear garden and garage.

## Ground Floor

Door to

## Entrance Hall

Radiator, understair storage cupboard, stairs to first floor, cloaks cupboard, doors to

## Cloakroom

WC, hand wash basin, radiator, tiled floor

## Lounge

Front aspect window, radiator, french doors to rear garden

## Fitted Kitchen/Dining Room

Dual aspect window, range of wall & base units, one and a half bowl sink drainer with mixer tap & cupboard under, integrated four ring gas hob, electric oven under, cookerhood, integrated washing machine & dishwasher, space for fridge freezer, wall mounted gas boiler, radiator, tiled floor

## First Floor

## Landing

Stairs to second floor, radiator

## Master Bedroom

Dual aspect windows, built-in wardrobes, radiator, door to

## En-Suite Shower Room

front aspect window, fully tiled shower cubicle, wash hand basin with mixer tap, WC, radiator, tiled floor

## Bedroom Two

Dual aspect windows, radiator

## Second Floor

## Landing

Access to loft

## Bedroom Three

Skylight window, radiator, height restricted ceiling

## Bedroom Four

Skylight window, built-in airing cupboard, radiator

## Bathroom

Paneled bath with mixer tap & shower attachment, wash hand basin with mixer tap, WC, shaver point, radiator

## Outside

## Parking

One car driveway leading to

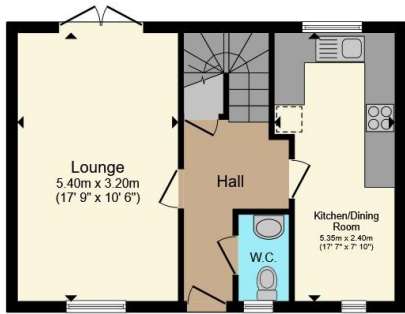
## Garage

This is in a block nearby and is a single up & over door

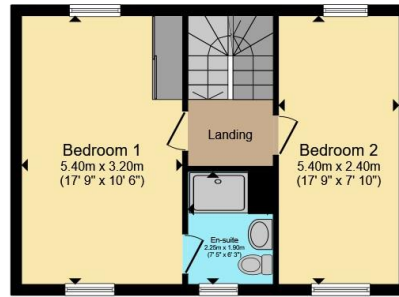
### Rear Garden

Good size, mainly laid to lawn with patio area, gate for side access

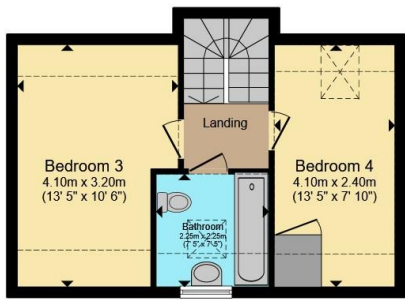




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 117.3 m<sup>2</sup> (1,263 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: C Council Tax  
 Band: E

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Tenure: Freehold



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