





Grasmere Avenue  
Slough SL2 5HY

for sale offers in the region of  
**£530,000**



### Property Description

A nicely extended four bedroom end-terrace house providing adaptable accommodation is now offered for sale. The property is situated in a much sought after location and is close to all local amenities including the popular schools of Khalsa, Iqra and St Ethelberts. Slough town centre with its' Elizabeth mainline railway station is within one mile

It benefits from ground floor bedroom with en-suite, cloakroom, 17ft Lounge, 19ft kitchen/dining room, re-fitted bathroom, private rear garden, driveway & off-street parking.

### Entrance Hall

### Cloakroom

WC, wash hand basin, tiled floor

### Lounge

17' 7" x 15' ( 5.36m x 4.57m )  
front aspect window, laminate floor,  
stairs to first floor, double doors to

### Kitchen/Dining Room

12' 9" x 19' 11" ( 3.89m x 6.07m )  
Rear aspect window, range of wall &  
base units, single bowl sink drainer  
with mixer tap & cupboard under, four  
ring gas hob with extractor fan, built-in  
electric oven & microwave, bi-fold  
doors to rear garden

### Bedroom One

13' 6" x 9' 6" ( 4.11m x 2.90m )  
Front aspect window, radiator, door to  
Jack & Jill bathroom

### En-Suite

Fully tiled rainfall shower, wash hand  
basin with vanity unit, WC fully tiled

### First Floor

### Bedroom Two

13' 2" x 8' 11" ( 4.01m x 2.72m )  
Rear aspect window, radiator

### Bedroom Three

10' 3" x 8' 3" ( 3.12m x 2.51m )  
Rear aspect window, radiator

### Bedroom Four

9' 10" x 9' 6" ( 3.00m x 2.90m )  
front aspect window, radiator

## Re-Fitted Bathroom

Front aspect window, free standing bath with mixer tap and shower, wash hand basin with vanity unit, WC, radiator, fully tiled

## Outside

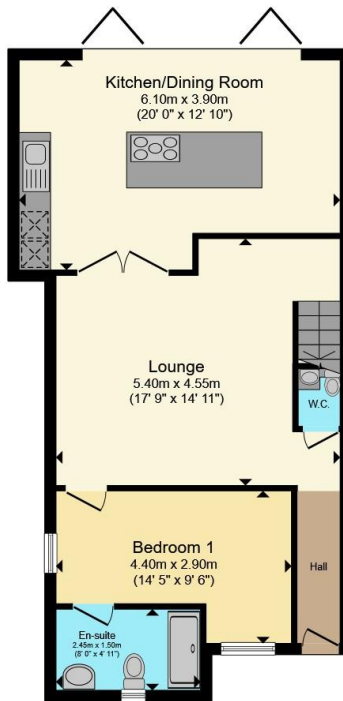
### To The Front

Laid to patio

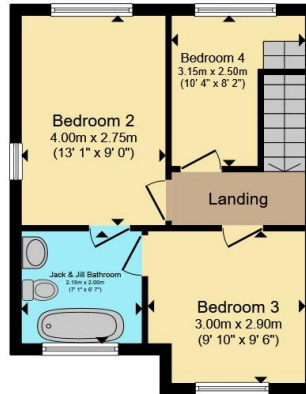
### To The Rear

Garden laid to patio, double gates to access off-street parking





**Ground Floor**



**First Floor**

Total floor area 100.9 m<sup>2</sup> (1,086 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)

**Connells**



To view this property please contact Connells on

**T 01753 810 870**  
**E [slough@connells.co.uk](mailto:slough@connells.co.uk)**

111 High Street  
SLOUGH SL1 1DH

**check out more properties at [connells.co.uk](http://connells.co.uk)**

EPC Rating: D Council Tax  
Band: D

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SGH310350 - 0002