



**Connells**

Earls Lane  
Slough



### Property Description

Offered to the market is this three-bedroom linked-detached house, situated in a popular residential area of Cippenham. The property is conveniently located with easy access to the M4 motorway, Burnham Elizabeth Line station and falls within the catchment areas of well-regarded local primary, secondary and grammar schools.

The accommodation comprises a welcoming entrance with ground floor cloakroom, a spacious lounge/dining room and a separate fitted kitchen. Further benefits include a garage with driveway parking, a private rear garden and the added a

### Ground Floor

#### Entrance Hall

Stairs to first floor, radiator

#### Cloakroom

Wash hand basin, WC, radiator, extractor fan

#### Fitted Kitchen

17' 3" x 14' 4" ( 5.26m x 4.37m )  
Front aspect window, wall & base units, four ring integrated four ring gas hob with electric oven under, cooker hood, plumbing for washing machine, space for fridge freezer

#### Lounge/Diner

17' 3" x 14' 4" ( 5.26m x 4.37m )  
Rear aspect window, radiator, understairs store cupboard, door to rear garden

### First Floor Landing

Access to loft

#### Bedroom One

12' 4" to wardrobe x 8' 8" ( 3.76m to wardrobe x 2.64m )  
Front aspect window, built in cupboard, fitted wardrobe, radiator

#### Bedroom Two

11' 8" x 8' 3" ( 3.56m x 2.51m )

#### Bedroom Three

8' 5" x 5' 9" ( 2.57m x 1.75m )  
Re

ar aspect window, radiator

## Shower Room

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

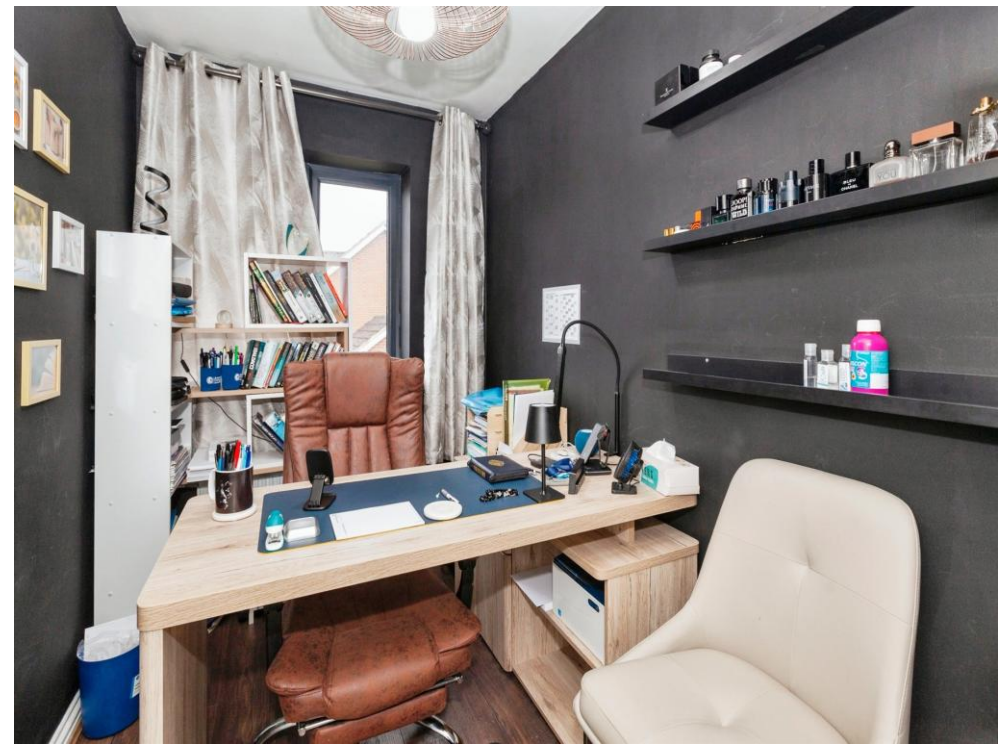
## Outside

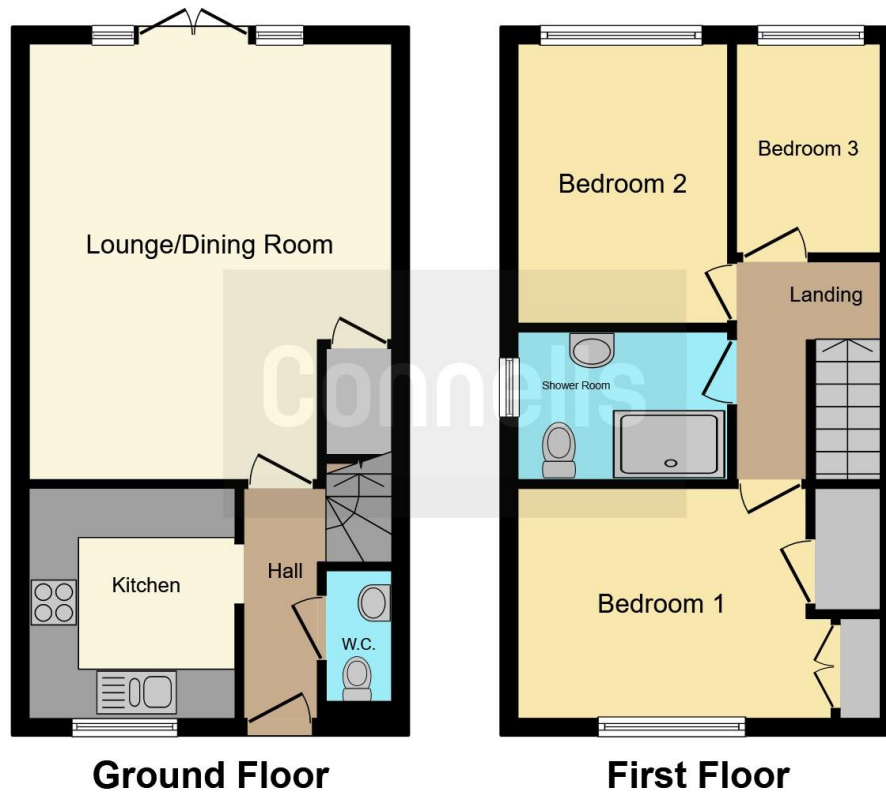
### Rear Garden

Mainly laid to lawn with gate to rear

### Garage

Up & over door with driveway in front, no measurement taken





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.focalagent.com](http://www.focalagent.com)

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EPC Rating: D    Council Tax  
 Band: E

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Tenure: Freehold



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