St. Thomas Walk, Colnbrook, Berkshire, SL3 0RH

£450,000
Freehold

b simmons
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Tucked away in the village location of Colnbrook, and immaculately presented throughout, B Simmons are delighted to present to the market this three bedroom staggered mid terrace family home situated on a private development. The property comes with the benefit of allocated parking and ample visitors parking. As you enter through the front door, you can recognise that this family home has been refurbished by it's current owners to a high standard. The living room is 'L' shaped with French doors leading into a modern fitted kitchen/diner with integrated appliances, a breakfast bar and plenty of room for a dining table and chairs, with double glazed French doors leading out to the garden. On the first floor, there are three well-proportioned bedrooms, all having built in wardrobes and there is a separate family bathroom fitted with a white three piece suite, a shower over the bath and a shower screen. Outside, there is a well-established rear garden, laid predominantly to lawn with flower and shrub borders, a raised decking area for outside dining, and the current owners have acquired some additional land to accommodate a storage shed, extending the garden. A gate provides rear access which leads out to the residents car with allocated parking and ample visitors spaces. To the front of this family home, there are further well established gardens and a walk way for residents leading to the rear of the houses.
Colnbrook is a popular and scenic medieval village located between Langley and the Heathrow area, and so, provides easy access to both Heathrow and Slough's fantastic commuting links such as Crossrail / Elizabeth Line stations, easy vehicular access to M4, M25 and M40. There is a plethora of local schools and this property falls within the catchment for the grammar schools found in Langley village.
The sellers have informed us that they pay a management charge of £450.00 per annum for the maintenance of the communal gardens, residents car park and access roads.

Council Tax Band: D / EPC Rating: D

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Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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Ground Floor First Floor

Total floor area: 67.2 sq.m. (724 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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



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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.