



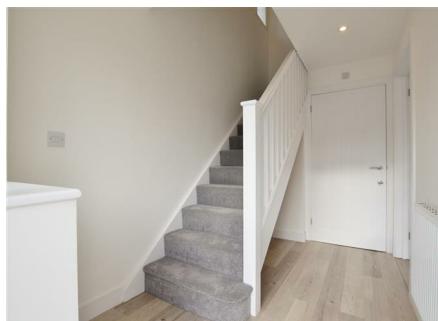
Lancaster Avenue, Slough, SL2 1AU

Offers In Excess Of £450,000 Freehold

STUNNING RECENTLY BUILT DETACHED FAMILY HOME - THE SHIRES

This detached house is offered to the market in immaculate condition with no onward chain. The property benefits from driveway parking for two vehicles, gas central heating, double glazing, modern kitchen, downstairs cloakroom, family bathroom, three bedrooms, spacious open living area with pitched skylight and french doors leading to well presented rear garden with turfed lawn and dual pedestrian side accesses. The property is conveniently located 0.2 miles from the local primary school and 0.5 miles away from local shops and amenities giving transport links to Slough town centre.

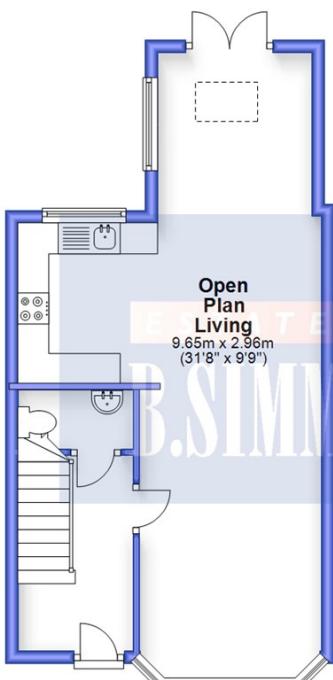
Viewing highly recommended to appreciate the family home offered.





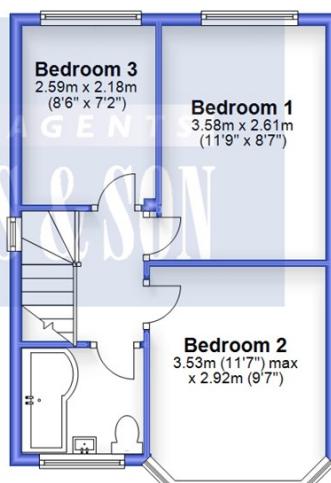
Ground Floor

Approx. 41.4 sq. metres (445.4 sq. feet)



First Floor

Approx. 34.9 sq. metres (376.2 sq. feet)



Total area: approx. 76.3 sq. metres (821.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement.

These plans are for representation purposes only and should be used as such by any prospective purchaser.

Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of a valuation or for any legal purpose.

Plan produced using PlanUp.

- Three Bedroom Detached House
- 7 Year Structural Defects Insurance
- Private Rear Garden
- Close to Local Schools & Amenities
- Immaculate Throughout
- No Onward Chain
- Driveway Parking for Vehicles Two
- EPC: B
- Downstairs Cloakroom
- Council Tax Band : D



Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	95
(81-91) B	82
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Current
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	