Colne Cottages, Albany Park, Colnbrook, Berkshire, SL3 0JT

£395,000
Freehold

b simmons
T: 01753 545 555 bsimmons.co.uk



Tucked away in a cul-de-sac development in the village of Colnbrook, B Simmons are delighted to present to the market this idyllic end terrace cottage, which is beautifully presented, full of charm and character, as well as the benefit of a garage and off street parking.
Having undergone complete refurbishment by its current owners the property offers spacious free flowing accommodation comprising an entrance hallway leading through to an open plan living room with stairs to the first floor. There is a modern fitted kitchen which has been updated by the current sellers and a contemporary downstairs bathroom fitted with a stylish suite and mains shower over the bath. On the first floor there is a sizable landing which has space for a dressing table and other furnishings. Adjoining doors provide access to a dual aspect master bedroom with built in wardrobes and a second double bedroom. Outside the garden is predominantly laid to artificial lawn with a raised decking area for outside entertaining. Just a short walk from the property there is an allocated garage measuring approximately 15'10 with a pitched roof and further off street parking for another vehicle.
Colnbrook is a village location with local shops, parkland and fantastic bus routes to London Heathrow. There is easy access to M4, M40, M25 and A4 and local Primary and Secondary schools are within walking distance of the property.

Council Tax Band: C / EPC Rating: D

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

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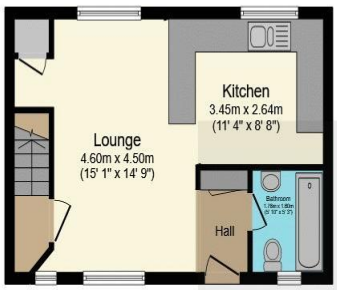






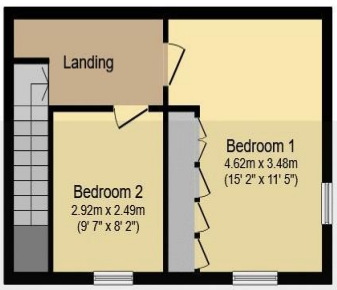
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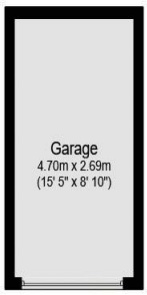
Ground Floor

Floor area 32.0 sq.m. (344 sq.ft.)



First Floor

Floor area 32.0 sq.m. (344 sq.ft.)



Garage

Floor area 12.7 sq.m. (136 sq.ft.)

TOTAL: 76.6 sq.m. (825 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.