







35 Sheffield Road, Slough, SL1 3EF

Price Guide £695,000

- DETACHED GARDEN OUTBUILDING 374 SQ FT
- FULLY MODERNISED
- 2 BATHROOMS
- 1.2 MILES FROM SLOUGH STATION
- WALKING DISTANCE TO LOCAL SHOPS
- REAR KITCHEN EXTENSION WITH BIFOLDING DOORS
- 3 BEDROOMS
- DRIVEWAY FOR 3 CARS
- 0.1 MILES FROM NEAREST SCHOOL

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** LARGE REAR EXTENSION PLUS A SEPERATE DETACHED 374 SQ FT OUTBUILDING AT THE REAR OF THE GARDEN WITH OWN W.C. AND SINK **

3 2 2 C

Council Tax Band: D







Located in a popular residential street, sits this extremely impressive and fully modernised 3 bedroom semi-detached house that features its own separate large detached outbuilding (approx 374 sq ft) at the rear of the garden that has electricity, lighting and its own toilet and sink with bi-folding doors and views onto the garden,

The property has been significantly extended and upgraded to a very high standard throughout so one could move straight in. It would make an ideal family house due to its proximity to numerous local schools, the fact it's only 1.2 miles from Slough Station (Elizabeth line) and the local shops on Farnham Road are less than 5 minutes walk away.

On the ground floor, the property benefits from a large rear extension so there is a very generous open plan kitchen/dining room that features extensive built in storage units, an electric wall fireplace and top of the range built in utilities, including a gas cooking hob. The room is naturally bright as it features bi-folding doors that look straight onto the garden. To the front of the house, there is a separate reception room, also with a built in electric fireplace on the wall, which could equally be used as a 4th bedroom as there is also a ground floor toilet with a sink and shower-room located under the stairs.

Upstairs, there are three bedrooms (two doubles and one single) as well as a family bathroom which was updated in 2022. All bedrooms benefit from built in storage units and the double bedrooms have built in beds that feature storage underneath.
There is a loft hatch, which is insulated and there is the possibility to extend into the loft with a dormer (subject to planning permission) to create a further bedroom and ensuite.

To the rear of the garden, there is a large garden room, circa 374 sq feet, which was built in 2022 and features electricity, lighting and its own toilet and sink unit. It has bi-folding doors all across which look out onto the garden, back to the house. The house has side access so one can access the garden outbuilding without having to come through the main property, which makes it an ideal home office.

The front of the property has been paved all across, so there is room to park 2/3 cars in the private driveway.

LOCATION

The property is centrally located, just off Farnham Road, so is conveniently located near many amenities such as Aldi supermarket, Superdrug pharmacy, five star nails and numerous restaurants, café's and local shops which can be walked to in less than 5 minutes.

Many schools are also within walking distance, with the nearest being only 0.1 miles away, and Slough Station is only 1.2 miles away, providing easy access into London.

In terms of parks, one is closest to Godolphin recreation ground which is around the corner, and there are many others nearby including Salt Hill Park, Burnham Beeches, Upton Park and Black Park to name just a few.

ACCOMMODATION

Detached outbuilding with w.c. and sink unit
3 Bedrooms
2 shower/bath rooms
Kitchen/dining room
Reception Room
Hallway
Private rear garden with side access
Driveway for 3 cars

STATION (*straight line distances)

1.2 to Slough Station (Elizabeth Line)
1.4 miles to Burnham Station (Elizabeth Line)

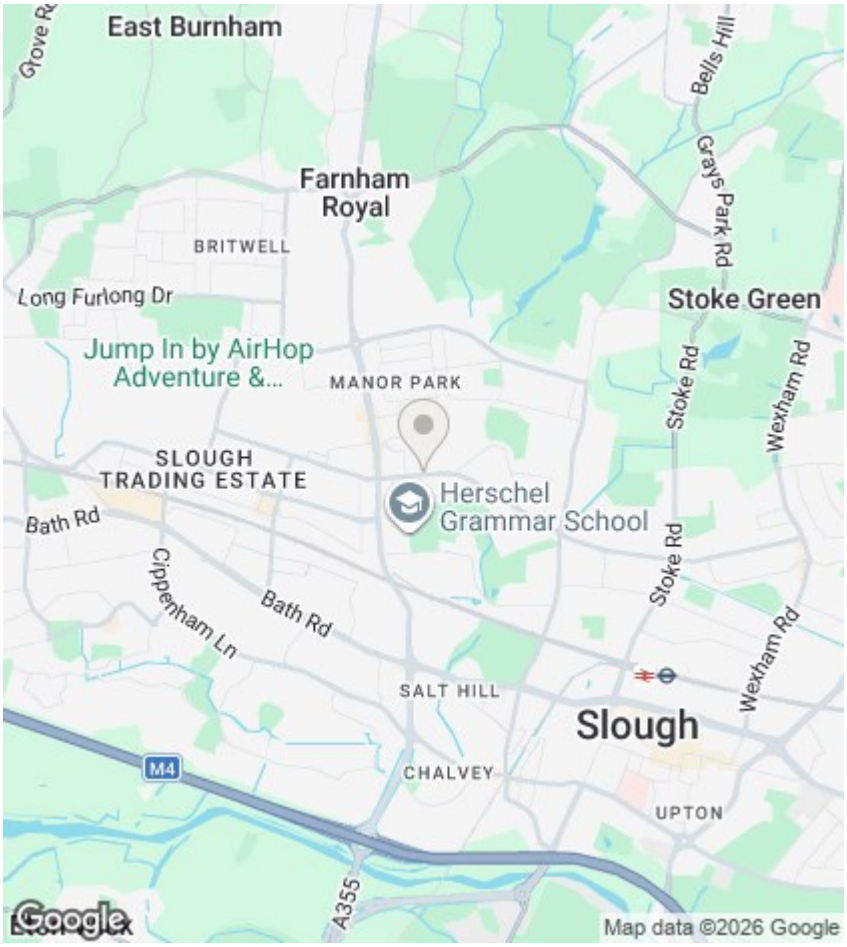
SCHOOLS

0.1 miles to Phoenix Infant Academy
0.2 miles to Herschel Grammar School
0.2 miles to The Godolphin Junior Academy
0.2 miles to Baylis Court School
0.6 miles to Penn Wood Primary and Nursery School
0.7 miles to St Anthony's Catholic Primary School
0.7 miles to Eden Girl's School, Slough
0.8 miles to Arbour Vale School
0.9 miles to St Mary's Farnham Royal C of E
0.9 miles to Claycots School
0.9 miles to Westgate School
0.9 miles to Islamic Shakhsiyah Foundation
1 mile to Beechwood School
1.1 miles to Darul Madinah
1.1 miles to Montem Academy
1.2 miles to Grove Academy

IMPORTANT INFORMATION

EPC: Band C (potential B)
Council Tax: Band D (£2,292.68 for year 2026/27)
South Borough Council
Will be sold as Freehold house
Combi boiler
Gas central heating and cooker hob
New radiators in 2022
Opened up wall between kitchen and reception room in 2022
Most windows replaced in 2022
Bathroom updated in 2022
Brand new kitchen in 2022
Outbuilding with bi-folding doors built in 2022
New doors in 2022 including rear bi-folding doors

LEGAL NOTE
**Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. **



Directions

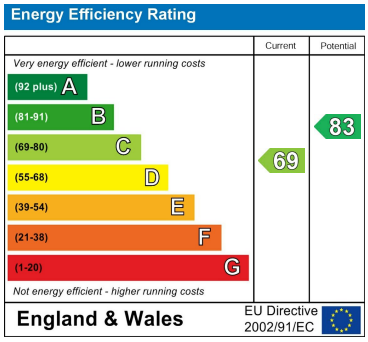
The house is located half way down Sheffield Road, which is just off Farnham Road and Oatlands Drive.

Viewings

Viewings by arrangement only. Call 01753852226 to make an appointment.

EPC Rating:

C



Sheffield Road

Approximate Gross Internal Area = 103.8 sq m / 1117 sq ft
Home Office = 34.8 sq m / 374 sq ft
Storage = 18.6 sq m / 200 sq ft
Total = 157.2 sq m / 1691 sq ft

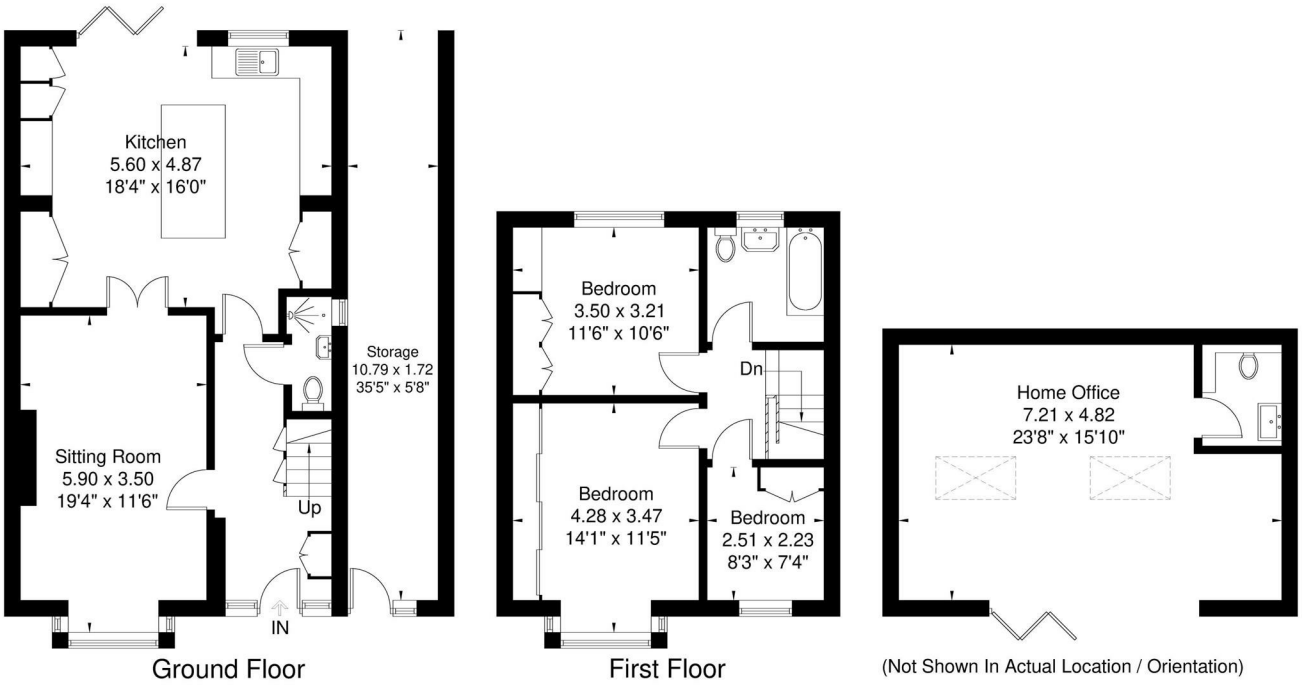


Illustration for identification purposes only, measurements are approximate, not to scale.

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