



Connells

The Lawns Old Bath Road
Colnbrook SLOUGH



Property Description

Discover an excellent opportunity to acquire a well-situated one bedroom flat in the sought-after residential enclave of The Lawns in Colnbrook. Ideally positioned just off Bath Road, this property offers convenient access to major transport routes, Heathrow Airport, and nearby amenities while benefiting from a peaceful village setting.

This property forms part of a desirable development known for long-term residency and strong buyer demand, with homes along The Lawns typically commanding a premium within the local area.

The Lawns offers buyers a chance to secure a well-located home ideal for first-time purchasers, downsizers, or investors. Set within a quiet yet extremely accessible community, the property benefits from being part of an area with strong rental demand and consistent upward value trend.

Colnbrook's charming village character, combined with its proximity to London Heathrow and the wider Slough/Berkshire region, makes this location exceptionally convenient. Excellent motorway access ensures smooth commuting, while the surrounding area provides a mix of historical charm, green spaces, and modern infrastructure.

Ground Floor

Communal Entrance

Entry phone system, stairs to all floors

Second Floor Landing

Door to

Entrance Hall

Entry phone system

Lounge

front aspect window, electric wall mounted heater

Kitchen

front aspect window, range of wall & base units, single bowl sink drainer with mixer tap, electric cooker point, cookerhood, plumbing for washing machine, space for fridge freezer

Bedroom

front aspect window, electric wall mounted heater

Wet Room

Wall mounted shower, wash hand basin, WC, extractor fan

Outside

Communal gardens & residents parking

Garage en bloc with up & over door





Total floor area 41.7 m² (449 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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111 High Street
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EPC Rating: C Council Tax
 Band: B

Service Charge: 989.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SGH311558

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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