

Doddsfield Road, Slough, Berkshire, SL2 2AH

£465,000

Freehold

b simmons

T: 01753 545 555 [bsimmons.co.uk](http://bsimmons.co.uk)



Offered with NO ONWARD CHAIN and located on a corner plot, B Simmons are delighted to present to the market this semi detached family home which has undergone refurbishment by it's current owners. An internal viewing is highly recommended.

As you enter through the front door, you walk into a spacious hallway with a built in storage cupboard and stairs leading to the first floor. Adjoining doors provide access to a downstairs W.C, a modern fitted kitchen with door taking you out to the rear garden, and there is an 'L' shaped lounge/diner. On the first floor there are three well proportioned bedrooms, two having built in wardrobes, and a contemporary bathroom fitted with a white three piece suite and a mains shower over the bath. Outside there is a private rear garden which extends to the side of the house, predominantly laid to lawn with a patio area, a pergola installed by the current owners and a gate giving side access. To the front of the property the garden has been laid to block paving with a walled perimeter.

Doddsfield Road is located to the North-West of Slough, and is just 1.5 miles to Burnham Railway station which is on the Elizabeth Line. The property offers easy access to A4, M4, M25 and M40. Slough High Street can be found ~3 Miles away, whilst there are local amenities, shops and restaurants within a short walking distance. Catchment area for local grammar schools.

Council Tax Band: C / EPC Rating: D



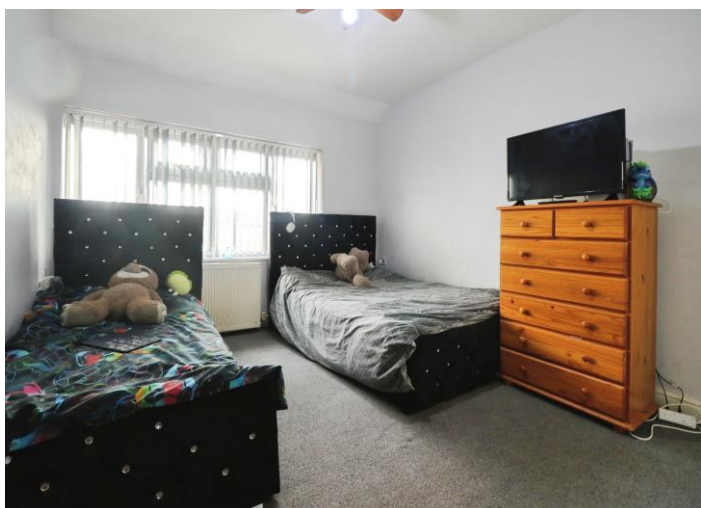
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Please contact the office to arrange a **FREE** property valuation on **01753 545555**

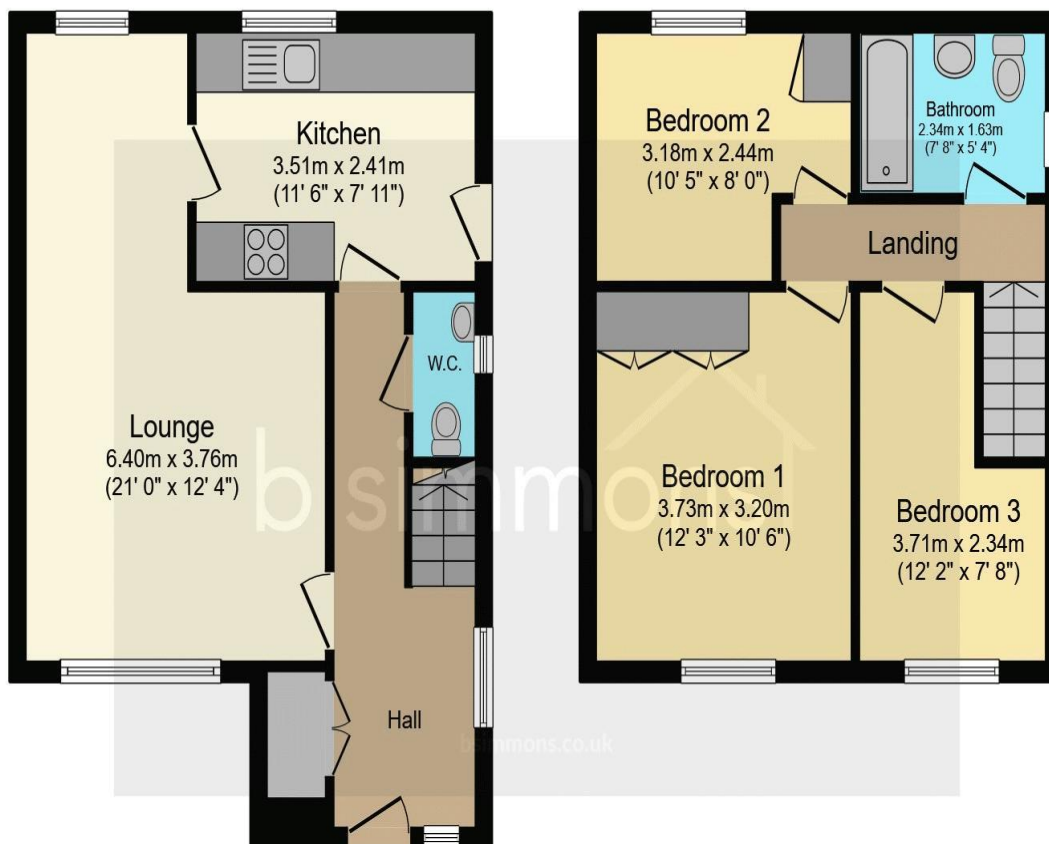


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Ground Floor

Floor area 40.2 sq.m. (432 sq.ft.)

First Floor

Floor area 35.8 sq.m. (385 sq.ft.)

Total floor area: 75.9 sq.m. (817 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](http://www.Propertybox.io)

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T: 01753 545555 E: [langley@bsimmons.co.uk](mailto:langley@bsimmons.co.uk)

#### 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.