

Brookside, George Green Road, George Green, Berkshire, SL3 6BQ

£535,000

Freehold

b simmons

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



Situated in the village of George Green, B Simmons are delighted to present to the market this extended, semi-detached family home boasting a south facing rear garden. An internal viewing is highly recommended to fully appreciate just how much this home has to offer.

As you enter through the front door you walk into an entrance hallway with stairs leading to the first floor, and an understairs storage cupboard currently housing a 'Vaillant' combination boiler. There is a bay fronted living room with a fireplace and built in storage cupboards either side, a modern fitted kitchen which is open plan to a dining/family room, with a central island feature and French doors leading out to the rear garden. The downstairs bathroom has been updated by the current owners and has a four piece suite including a bath with ornamental feet and a separate shower cubicle. On the first floor there are three well proportion bedrooms, the master having an en-suite W.C with wash hand basin, and bedroom two has a pull down ladder providing access to a loft room. Outside there is a south facing private garden, predominantly laid to lawn with a raised decking and patio area, workshop and summerhouse. To the front the garden has been laid to block paving creating ample driveway parking.

George Green is known as a relatively quiet area and is an attractive place for families and individuals seeking a semi rural setting. The area is well-connected to the amenities and services available in Slough town centre, which is approximately a mile and a half away with a range of shopping facilities, schooling and transport links. Additionally, George Green is in close proximity to Langley Country Park providing residents easy access to green spaces and recreational opportunities.

Council Tax Band: D / EPC Rating: D

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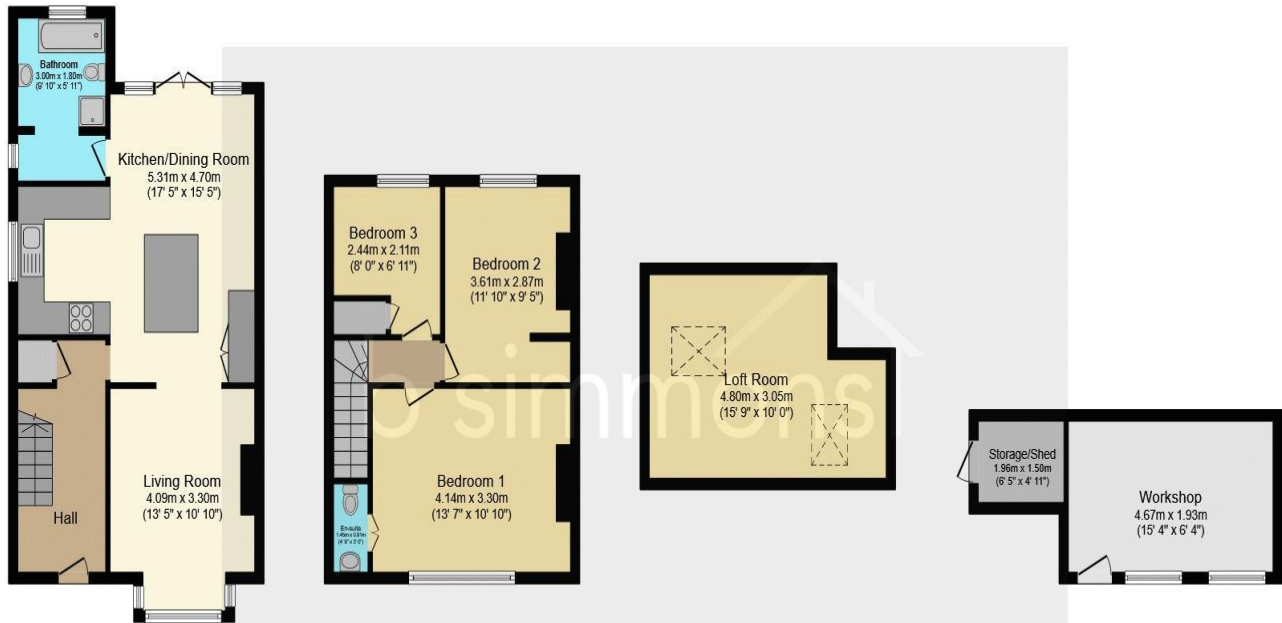
Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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## Ground Floor

Floor area 51.7 sq.m. (556 sq.ft.)

## First Floor

Floor area 38.3 sq.m. (413 sq.ft.)

## Second Floor

Floor area 18.2 sq.m. (195 sq.ft.)

## Outbuilding

Floor area 16.1 sq.m. (173 sq.ft.)

**Total floor area: 124.2 sq.m. (1,337 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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### 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.