

The current owner has meticulously upgraded the house using top quality materials. Over the last few years the house has been completely renovated. The floors have been replaced with new carpets and skirting boards.

The living room has a feature wall with recessed lighting, adding elegance to the room.

The front door is brand new and security enhanced for peace of mind. New blinds have been fitted throughout the house and every detail has been carefully considered. This home offers plenty of storage with fitted cupboards and a large attic for extra space.

Outside, a new custom built shed complements the well maintained garden. The conservatory is under warranty, making it another attractive feature for prospective buyers.

With a new boiler still under warranty, this energy efficient home is as stylish as it is practical. It is worth noting that the property also benefits from a new front door plus a new alarm system. The property is truly move in ready, ideal for those looking for a home that requires no additional work.



## Property Information

-  ONE BEDROOM REFURBISHED HOUSE
-  PRIVATE GARDEN
-  MODERN ENERGY EFFICIENT BOILER
-  LUXURIOUS BATHROOM WITH UNDERFLOOR HEATING
-  CONSERVATORY
-  ALLOCATED OFF ROAD PARKING
-  MODERN KITCHEN
-  NO ONWARD CHAIN

					
x1	x1	x1	x1	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

### Location

The property offers good access to Slough Mainline Train Station (London Paddington & Crossrail Station - 20 minutes to London) and the property is also within walking distance of Burnham train station and Slough trading estate.

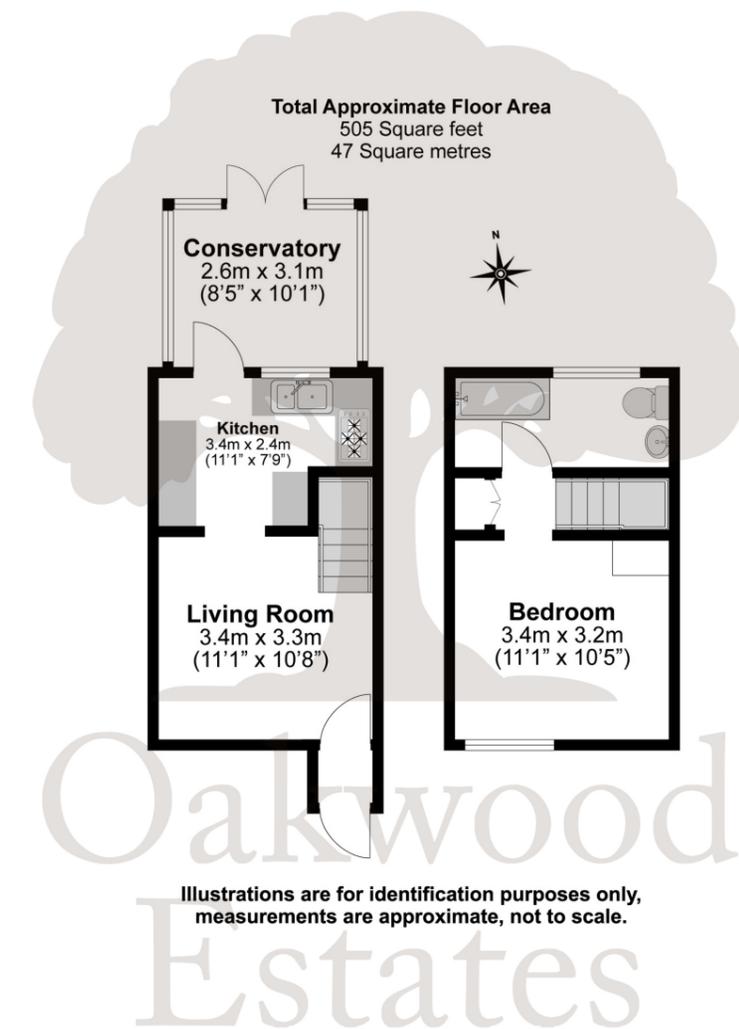
Three major supermarkets are located within a very short proximity (one within walking distance), local shops are a couple of minutes' walk as is the Thames river for those wishing to cycle, walk or perhaps run into Maidenhead, Dorney, Eton & Windsor centre.

Junction 6 of the M4 is a 5-minute drive, providing easy access to Heathrow Airport, Central London and the M25/M40 network. Windsor town centre with its high street, shops, restaurants, leisure facilities & the famous long walk is a mere 10-minute drive.

### Council Tax

Band C

## Floor Plan



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

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>91</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>68</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC