



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



10 Frenchum Gardens, Slough, Berkshire. SL1 5EE.

£450,000 Freehold

Hilton King and Locke are delighted to bring to the market this three-bedroom, semi-detached home situated in the heart of Cippenham. The property benefits from having a driveway big enough for three cars located on a naturally quiet road, Frenchum Gardens. The property is fully installed with CCTV and a burglar alarm system. This property is well presented throughout, offers ample space and is only a ten-minute walk to Burnham train station offering the Elizabeth line with a direct route into Central London.

As you enter the property, you are greeted by a generously sized porch area leading through to the main hallway. To your left is the bright, spacious living room (13'8 x 12'1) with large, double-glazed windows overlooking the road.

Following from the living room you will enter the kitchen/diner (20'9 x 8'5) favoured with a gas hob and an extractor hood above, glossy work surfaces and integrated appliances.

To the right you will have access to the downstairs bathroom and the lengthy utility room with extra storage.

The kitchen provides sliding French doors into the conservatory, a fantastic space for entertainment in the summer months. The conservatory provides



gas central heating throughout for the chillier months.

Ascending upstairs you will be greeted by three bedrooms and a family bathroom. The third bedroom (9'0 x 8'4) contains built in storage cupboard space and is a deceptively expansive single bedroom which is surprisingly roomy. The second bedroom (13'6 x 8'6) which also benefits from built in wardrobes. The master bedroom (13'6 x 12'0) offers ample space for free standing or fitted wardrobes and storage. Upstairs is the family bathroom comprising with a bath and shower.

The vast, spacious garden has endless amounts of potential for outdoor seating areas, garden décor and extending (STPP). The garden has mostly laid to lawn with a substantial amount patio area.

Within the garden there is an outbuilding with two separate rooms currently utilised as a storage space although potential to create a recreational space. (23'9 x 8'8) (16'5 x 14'3).



#### Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



20 Market Place  
Chalfont St Peter Buckinghamshire SL9 9EA

Tel: 01753 480060  
csp@hklhome.co.uk

# 10 Frenhcum Gardens

Approximate Gross Internal Area

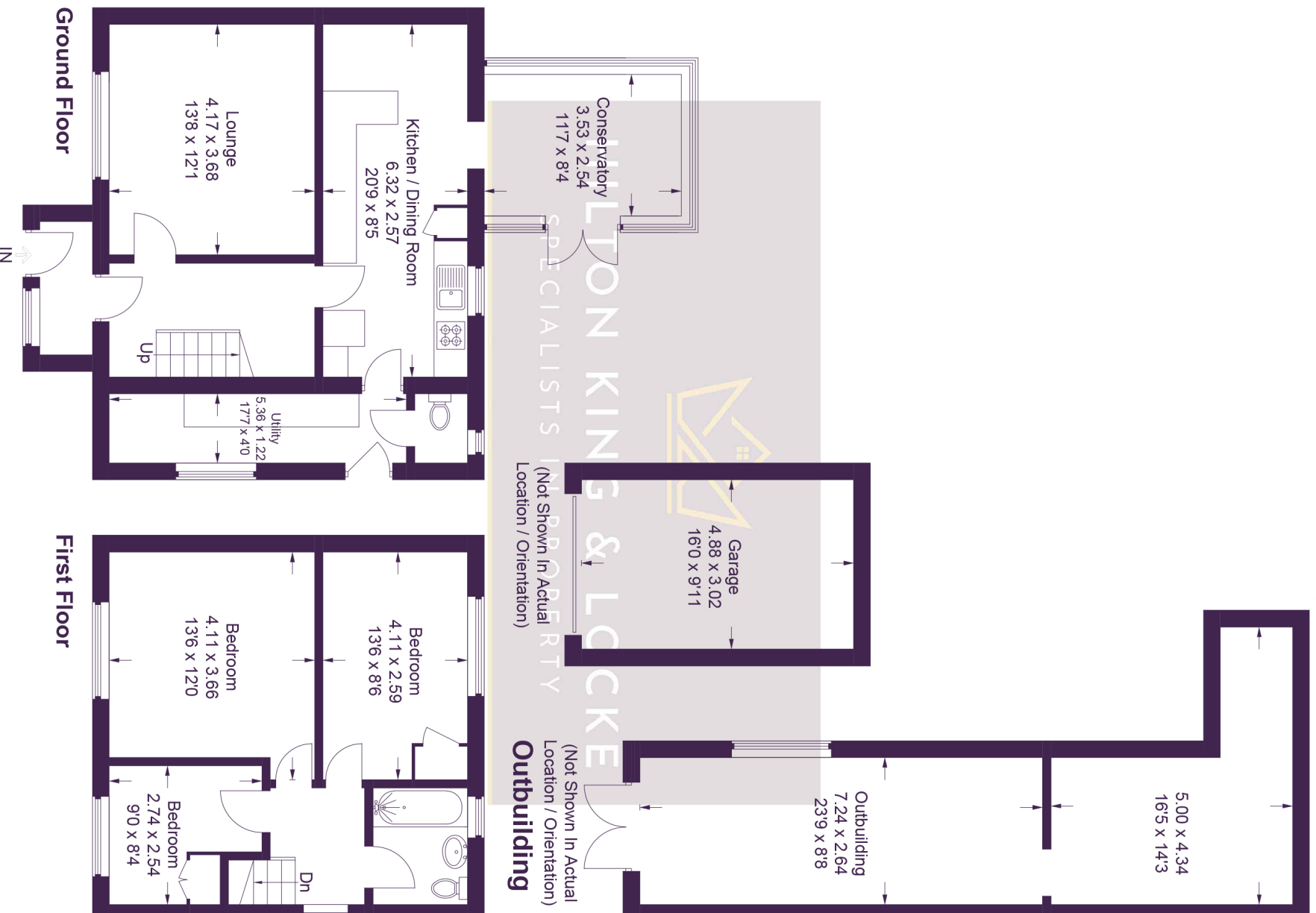
Ground Floor = 64.2 sq m / 691 sq ft

First Floor = 41.0 sq m / 441 sq ft

Garage = 15.2 sq m / 164 sq ft

Outbuilding = 34.4 sq m / 370 sq ft

Total = 154.8 sq m / 1,666 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.