

This three double bedroom end of terrace house is centrally located just off Slough High Street and within 0.5 miles from Slough Train Station (Queen Elizabeth Line). The property is situated with a private gated development (with CCTV entry system) and has been recently constructed to a high specification throughout - it is part of a boutique collection of just five houses.

The layout stretches to 1238 sqft and the ground floor includes an open plan granite kitchen/living/dining area with integrated units in addition to a study and a downstairs cloakroom.

The first floor includes three double-sized bedrooms, the master and second bedrooms with integrated wardrobes, in addition to a luxurious three piece family bathroom.

Externally there is a small courtyard garden to the rear and a communal bike shed to the front of the development - plus off street parking for one car is available (more information on this is available by contacting the branch).

This property is offered to the market with no onward chain and is an excellent investment due to its superb order and convenient location.



Property Information

-  **THREE DOUBLE BEDROOM END OF TERRACE HOUSE**
-  **PRIVATE GATED DEVELOPMENT WITH CCTV SECURITY**
-  **A BOUTIQUE COLLECTION OF 5 HOUSES WITH A SMALL DEVELOPMENT**
-  **CENTRAL LOCATION JUST OFF SLOUGH HIGH ST**
-  **SHARE OF FREEHOLD**
-  **NEWLY BUILT**
-  **HIGH SPECIFICATION**
-  **0.5 MILES TO SLOUGH TRAIN STATION (QUEEN ELIZABETH LINE)**
-  **1238 SQFT**
-  **PRIVATE GARDEN**

					
x3	x1	x2	x1	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Tenure

Tenure - Share of Freehold
Lease - 999 years remaining
Service Charge - Approx. £100 per month

Location

These contemporary houses have been carefully designed with modern living in mind and are finished to premium standards, benefitting from high specification throughout, modern craftsmanship and carefully designed use of space to enhance the layouts and practicality. Located right in the heart of the well-connected town of Slough in Berkshire, this exclusive collection of just five 2 bedroom and 3 bedroom houses are just a stone's throw from all of the facilities the town has to offer. This enviable location close to the High Street puts you within easy reach of shops, restaurants, gyms, cafes, bars and Slough train station. The town has undergone significant redevelopment in recent years and offers modern amenities, shopping centres such as The Observatory and cultural attractions such as The Curve, a state-of-the-art library and cultural centre. Slough railway station is just 0.5 miles from 10 The Grove and is on both the GWR line providing direct services to London Paddington in as little as 18 minutes, and the Elizabeth Line making commuting to the City even easier. The Elizabeth Line provides a direct service to Bond Street in just 31 minutes and Canary Wharf in just 46 minutes. Multiple other towns within the region are also within easy reach with Windsor just 3 miles away, Maidenhead approximately 9 miles away and Reading 21 miles to the west. Heathrow Airport can also be easily reached via the M4 and by train and is situated just 7 miles to the East.

General

- High specification laminate flooring throughout the ground floor
- Carpeted stairs and bedrooms
- LED lighting throughout
- Pressurised water system
- PVC-u double-glazed windows and French doors where applicable
- 10 year ICW structural warranty
- Bicycle storage
- Built-in wardrobe to bedrooms
- Electric heating throughout
- Wall mounted radiators throughout

Kitchen

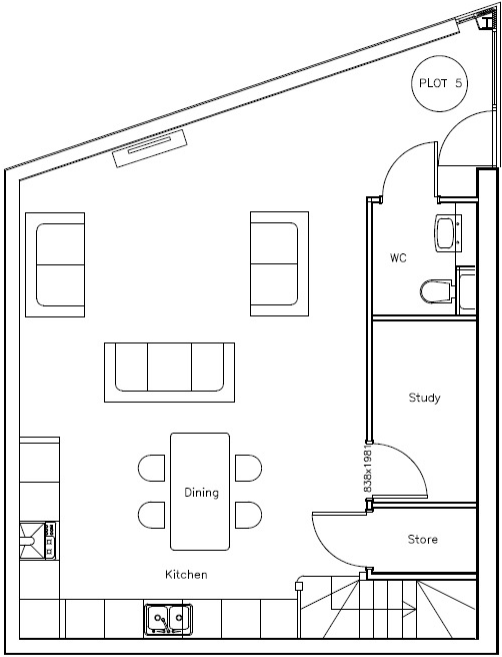
- Contemporary handleless soft close kitchen units
- Quartz worktops
- Integrated Bosch appliances including:
- Fridge/freezer
- Dishwasher
- Electric fan oven & microwave
- Ceramic electric hob with extractor
- Washer dryer

Bathrooms

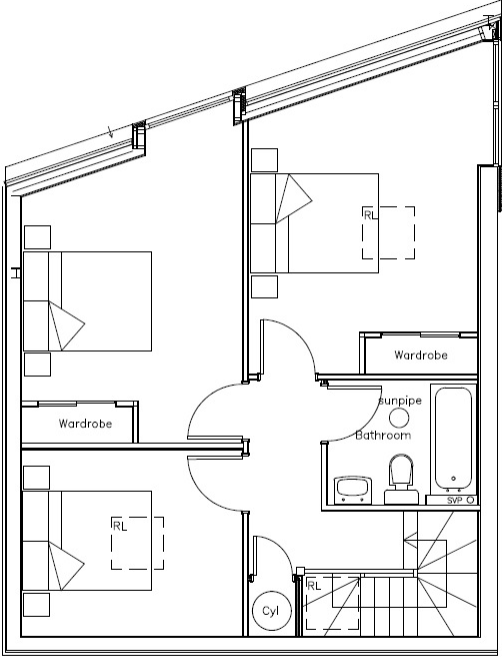
- Contemporary white sanitary ware
- Hans Grohe brassware
- Fully tiled – floor and walls
- Large full width fitted mirror
- Chrome heated towel rail
- Shaver points

Council Tax

Floor Plan



Ground Floor



First Floor

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.

