



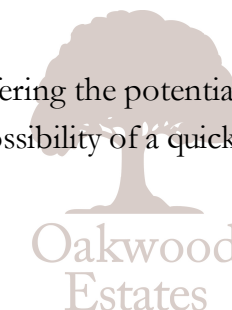
This extended three bedroom semi-detached family home is located in the very popular Shaggy Calf Lane off Wexham Road and offered to the market in need of modernisation. The property is within walking distance of a range of schools and Slough Train Station (Queen Elizabeth Line) is a short commute.

The ground floor features three reception rooms with the inclusion of 13ft bay fronted sitting room, a 12ft dining room and a conservatory. There is also a fitted kitchen with adjoining utility room, a shower room/W.C, and entrance hall and porch.

To the first floor there are three bedrooms and a three piece bathroom.

Externally, the generous rear garden is mainly laid to lawn with shrub borders and tall trees/hedgerows providing plenty of privacy to the rear. Whilst to the front there is a further lawn garden which offers the potential to develop into a driveway (STP).

This property is an ideal first time purchase or project buy and comes onto the market offering the potential to extend onto the rear/into the loft (STP). There is no onward chain allowing for the possibility of a quick sale.



Property Information

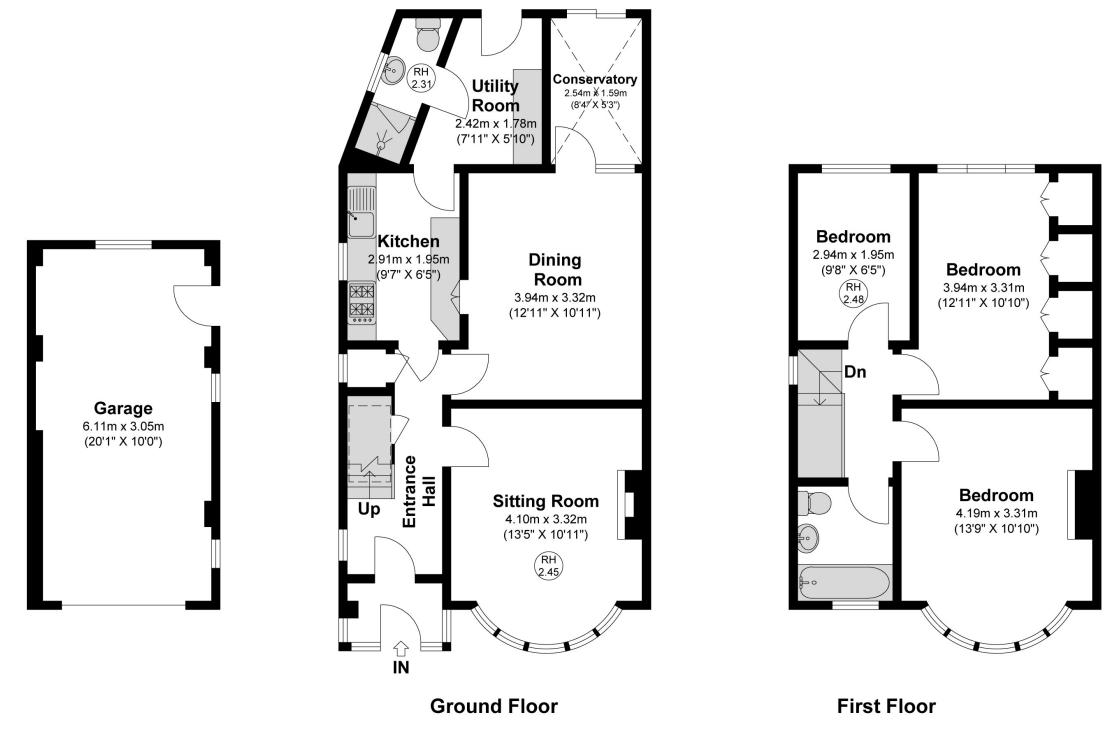
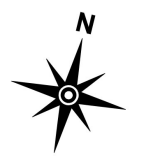
-  EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE
-  NEEDS COSMETIC UPDATING
-  2 RECEPTIONS
-  2 BATHROOMS
-  GENEROUS GARDEN
-  POPULAR LOCATION OFF WEXHAM ROAD
-  POTENTIAL TO EXTEND ONTO REAR/INFO LOFT (STP)
-  KITCHEN & UTILITY ROOM
-  20FT GARAGE
-  NO CHAIN

					
x3	x3	x2	0	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



Shaggy Calf Lane
 Approximate Floor Area
 995.23 Square feet 92.46 Square metres (Excluding Garage)
 Garage Area 200.64 Square feet 18.64 Square metres
 Total Area 1195.87 Square feet 111.10 Square metres (Including Garage)



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.

External

The generous rear garden is mainly laid to lawn with shrub borders and tall trees/hedgerows providing plenty of privacy to the rear. Whilst to the front there is a further lawn garden which offers the potential to develop into a driveway (STP).

Adaptions

The property offers the potential to extend onto the rear/into the loft (STP).

Council Tax

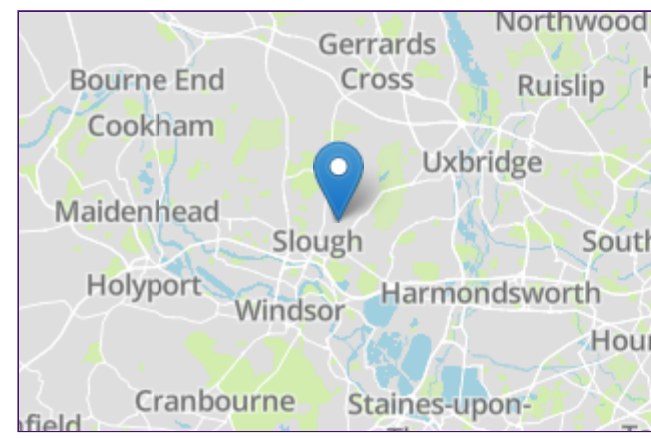
Band D

Transport Links

Nearest stations:

- Slough (0.7 mi)
- Langley (1.8 mi)
- Datchet (2.5 mi)

The M40 (Junction 2) can be joined at Beaconsfield linking with the M25. The M4 (Junction 6 & 7) also provides access to the M25 and the national road network giving access to London, Heathrow, Reading and the west. There is a mainline railway station in Slough (Queen Elizabeth Line) offering services to Central London and Reading. A direct line to London Waterloo runs from Windsor & Eton Riverside. From Beaconsfield there is a service to Marylebone.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			