

Arborfield Close is the perfect location for all commuters and young families. Slough train station (Elizabeth Line) is located under half a mile from your front door and M4 junction 6 is easily accessible.

This ideal first time purchase is located within a highly sought after residential cul de sac close to Slough town centre. This home is located on the ground floor and comprises of TWO large double bedrooms, the master includes fitted wardrobes. A brand new kitchen has recently been added to the property and is completely integrated ensuring it is ready to move in. A separate family bathroom and spacious lounge completes the home. The home has been maintained to a very high order and requires now work at all.

Parking is offered via a private garage and private residents permit parking. The property is further benefitted by a long lease of 139 years.



Property Information

- TWO BEDROOMS
- LONG LEASE OF 139 YEARS
- PRIVATE GARAGE
- BRAND NEW KITCHEN
- IMMACULATE CONDITION THROUGHOUT
- PERFECT FIRST TIME PURCHASE
- 0.5 MILES TO SLOUGH STATION
(ELIZABETH LINE)

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

Lease Information

From information provided to us via the vendor, we understand the current lease details to be as below:

- Current remaining lease length - 139 years
- Service charge - £225 pcm
- Ground Rent - NIL

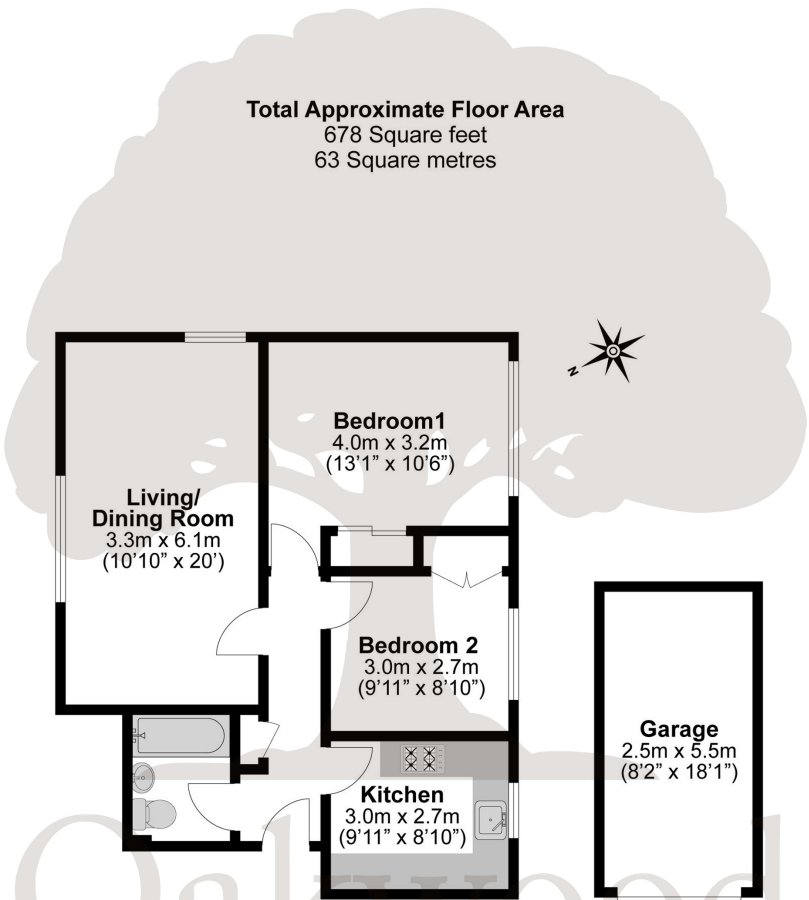
Transport Links

NEAREST STATIONS:

- Slough (0.5 miles)
- Langley (2.4 miles)
- Datchet (1.9 miles) (South Western Railway)

The M4 (jct 6) is an easy commute, M40 is also easily accessible these both in turn provide access to the M25, M3 and Heathrow Airport. British Rail connections to Paddington are available from Burnham and Slough. Elizabeth Line stations of Slough and Langley are easily accessible plus Direct train lines into London Waterloo are available from Datchet station.

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.

