



This charming family home is situated just 100 yards away from the highly sought after Herschel Grammar School and as a result this area is popular with families of all ages. The lovely residential area further benefits from excellent local amenities with the Farnham Road shops situated right on your door step. Slough train station (Elizabeth Line) is around a mile away and makes commuting into the city for work the easiest that it has ever been.

The property itself has been heavily extended to the rear and into the loft to create ample living space for the entire family to enjoy. Accommodation is spread across three floors in total. The ground floor alone has been doubled in size with the addition of the rear extension. Downstairs there are TWO reception rooms, the original lounge is completely separate and offers a private space to relax. The second and main reception room is a huge family room to the rear, this room measures at an impressive 23 FT. Completing the ground floor there is a separate modern kitchen and downstairs WC.



The first floor is where you'll find the THREE original bedrooms and the main family bathroom. A loft conversion was completed by the current owners and this has added an additional double bedroom with built in storage and another bathroom in the form of an en suite. This home has been very well maintained throughout and is ready to move straight into.

To the rear there is a private rear garden which consists of a patio area and a large lawn space. At the rear of the garden there is an outbuilding which is currently used as a gym, this has the potential to be used as an annex in the future. Private driveway parking is included and located to the front of the property.

This SEMI-DEATCHED property offers everything that you could possibly need to make this house your long term family home.



Property Information

-  **FOUR BEDROOMS**
-  **HEAVILY EXTENDED**
-  **EXCELLENT CONDITION THROUGHOUT**
-  **OUTBUILDING WITH POTENTIAL FOR ANNEX**
-  **OVER 1700 SQ FT**
-  **TWO BATHROOMS & DOWNSTAIRS WC**
-  **DRIVEWAY PARKING**
-  **TWO RECEPTION ROOMS**
-  **100 YARDS TO HERSHEL GRAMMAR SCHOOL**
-  **LEASEHOLD - 900 + YEARS LEASE**

					
x4	x2	x3	x2	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



Melbourne Avenue
 Approximate Floor Area = 141.80 Square meters / 1526.32 Square feet
 Gym = 18.26 Square meters / 196.54 Square feet
 Total Area = 160.06 Square meters / 1722.87 Square feet

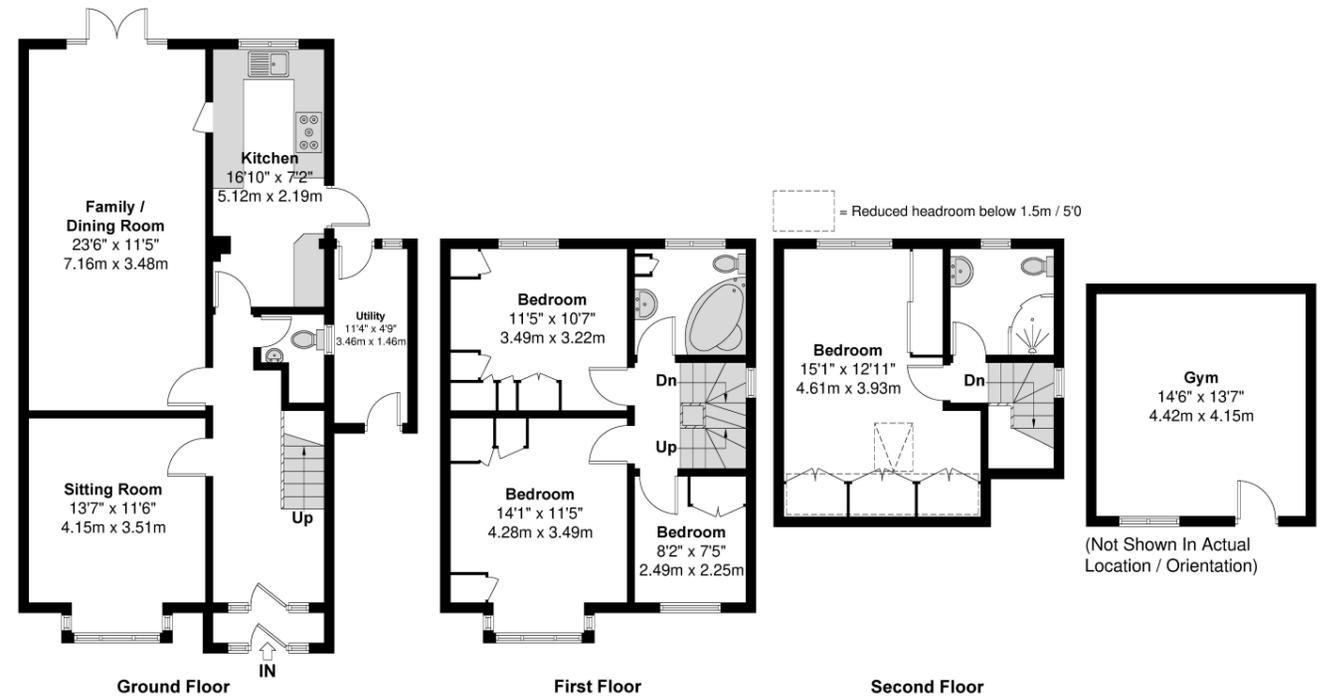


Illustration for identification purposes only, measurements are approximate, not to scale.

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.

Transport Links

Nearest stations:

- Slough (1.1 miles)
- Burnham (1.5 miles)
- Windsor & Eton Riverside (2.4 miles)

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.

Location

Melbourne Avenue is conveniently situated in the town of Slough and with access to Slough train station which is located within a short walk of the property. Everyday amenities can be found at The Town Centre, Windsor, and Burnham, with more comprehensive facilities available in Beaconsfield and Maidenhead. The National Trust property, Cliveden House, also located in Taplow has over 300 acres of woodlands and gardens leading down to the River Thames.

Communication links in the area are excellent with rail connections to London (Paddington) from Slough. The area also benefits from Crossrail (Elizabeth Line) which is now up and running, giving direct and fast journey times from Slough station to London's West End, City and Canary Wharf. The M40 and M4 motorways are within reach and provide access to the M25 and Heathrow.

Schools

Primary Schools:

- Penn Wood School
0.6 miles away State school
- The Goldolphin Junior Academy
0.2 miles away State school
- St Anthony's Catholic School
0.9 miles away State school
- Phoenix Infant Academy
0.3 miles away State school

Secondary Schools:

- Herschel Grammar School
0.1 miles away State school
- Baylis Court School
0.2 miles away State school
- Eden Girl's School
0.7 mile away Grammar school

Council Tax

Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		71	80
		EU Directive 2002/91/EC	