



45a Layburn Crescent, Colnbrook, Berkshire. SL3 8QL.
£425,000

- *No Onward Chain*
- *Tenants In Situ*
- Quiet Cul De Sac Location
- Three Storey Townhouse
- Ideal Purchase for First Time Buyer or Investors
- Three Double Bedrooms
- Potential for Renovation
- Ideally Located for M4 / M25 Motorway Networks
- Close by to a Number of OFSTED Rated Schools

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The Flatman Partnership is proud to present this three-story, three-bedroom townhouse, perfectly situated in a quiet cul de sac nearby to local shops, amenities and ideally located for access to both M4 and M25 Motorway Networks, being a short distance from Langley Railway (Future Crossrail). Offered to the market with no onward chain, the property offers unique accommodation as it is currently divided into a split level maisonette, housing two separate apartments, a one bed (covering the ground floor) and a two bed (which covers the first and second floor)- which have services split and could be converted back to a three bed with relative ease. The accommodation provides two entrance halls, one of which is accessible via the rear garden and leads onto the downstairs living room, shower room, kitchen, and sizable double bedroom. With the other entrance leading upstairs to the first floor where you will find the spacious living room and fully fitted kitchen with a further two double bedrooms with built-in wardrobes being located on the second floor with a well-appointed family bathroom.

This property is not one to be missed and would be ideal for a first-time buyer or investor.

****Viewings highly recommended****

Call now to register your interest.



GROUND FLOOR
APPROX. FLOOR
AREA 347 SQ.FT.
(32.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 347 SQ.FT.
(32.2 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 343 SQ.FT.
(31.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1036 SQ.FT. (96.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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