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196 Rokesby Road, Slough, Berkshire. SL2 2EG.

£320,000 Freehold

This excellent one bedroom bungalow is situated in a quiet residential area within easy reach of all local amenities. The property is beautifully presented with contemporary styling throughout and includes a fitted kitchen, modern bathroom, plus gardens to the front and rear.

The front door will lead you through to the bright living room, which has a front aspect window, feature fireplace, wood laminate flooring and an opening leading through to the fitted kitchen.

The kitchen is fitted with a range of pale grey gloss units at base and eye level and includes a electric oven, gas hob and extractor hood over, whilst the rear aspect window provides a view of the garden.

There is an inner hallway with further storage and door leading out to the rear garden. A door also leads into the modern fitted shower room.

The bedroom has fitted storage and a front aspect window.

Moving to the outside of the property, there is a lawn garden with picket fence to the front, and the rear garden has been paved over to provide a superb terrace, providing space for table and chairs and lots of room for entertaining.

THE AREA

Farnham Royal and Farnham Common are well served by road and rail links with the larger neighbouring towns of both Gerrards Cross and Beaconsfield providing direct rail access into London Marylebone in around 20 minutes. Crossrail at nearby Bumham provides commuters with easy



access across central London to Canary Wharf. The motorway network of the M40, M25 and M4 are all also within easy reach.

Farnham Common also has its own excellent Infant and Junior Schools which are both walking distance to the property. For a full list of catchment schools visit www.buckscc.gov.uk Nestled in a sought after location just moments away from Burnham village, this property offers easy access to a plethora of amenities including shops, restaurants, and essential services. Commuters will appreciate the convenient proximity to the M4 and Slough Trading Estate, as well as the swift access to Burnham Station, which benefits from Crossrail taking you to Central London in 20 mins.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

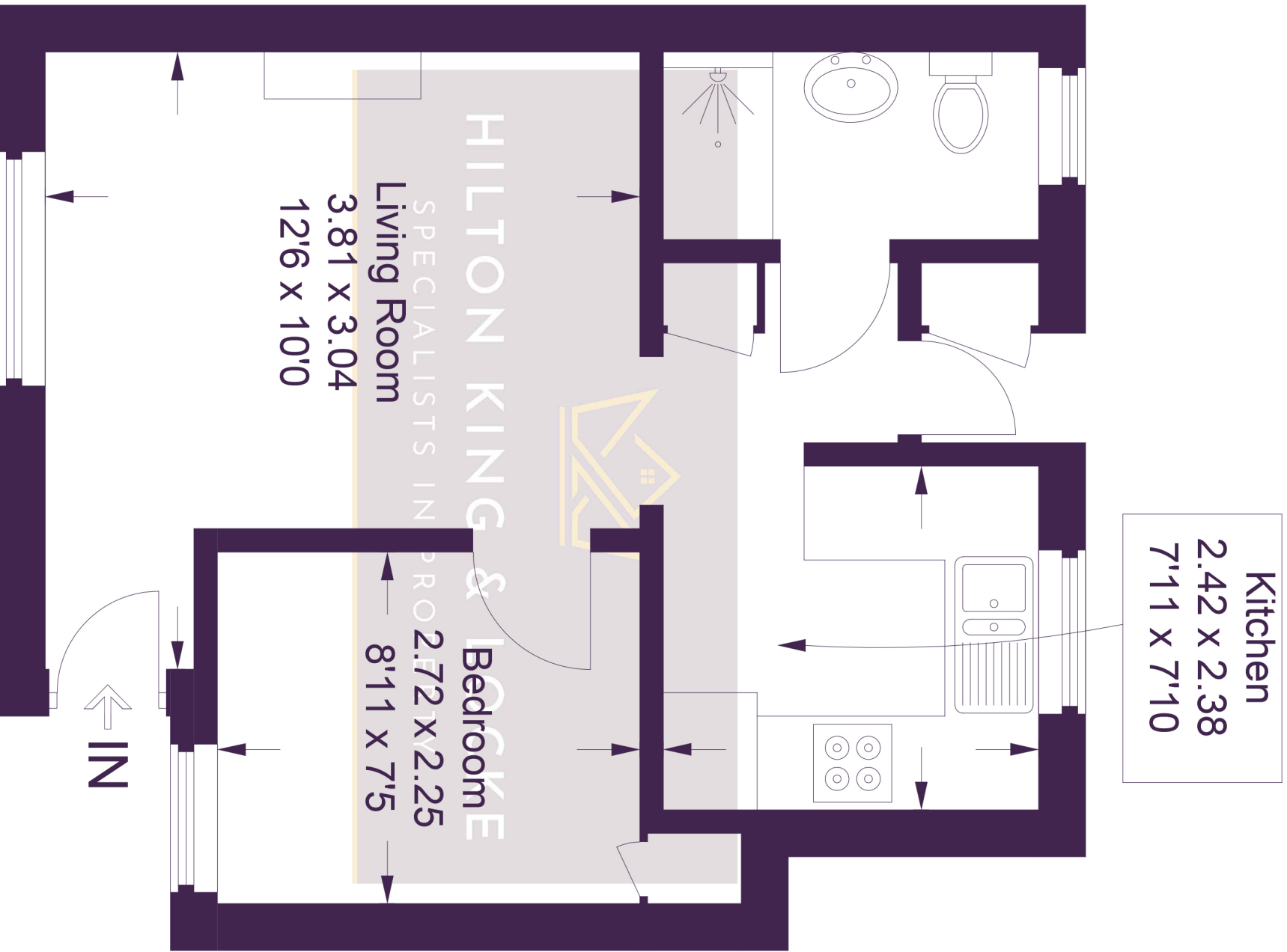


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196 Rokesby Road

Approximate Gross Internal Area = 30.6 sq m / 329 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.