

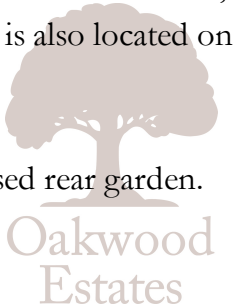


Grasmere Avenue is an extremely popular residential area that appeals to families of all ages. With Slough train station (Elizabeth Line) located less than 1 mile away plus several good schools all within walking distance, the location of this family home really could not be better.

This entire property can only be explained as having the "WOW FACTOR". The current owners have completely transformed the original house by almost doubling the size of this home with extensions to the rear and a double storey extension to the side. Since the extensions were completed every inch of the property has been refurbished to an extremely high order and requires no work at all.

The unique ground floor comprises of TWO separate sitting rooms, the main lounge measures an impressive 26ft. A separate modern fitted kitchen & utilities room done to a high specification are also on offer. The house has been made accessible for families of different generations to live together by the addition of a ground floor double bedroom and shower room. The first floor is home to FOUR further double bedrooms, the master of which benefits from an en suite shower room. The traditional family bathroom is also located on this floor.

External space comes in the form of private driveway parking for several cars and an enclosed rear garden.



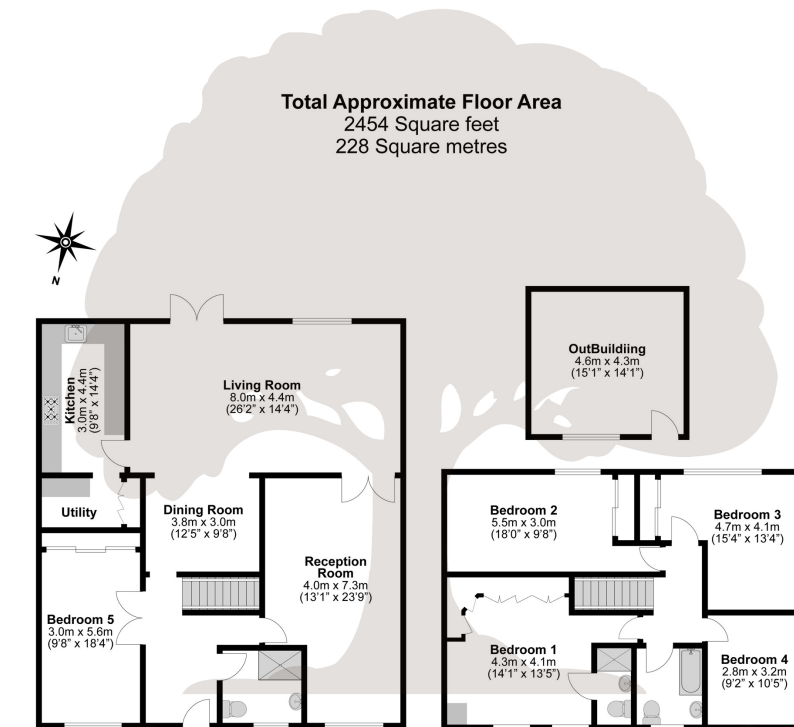


## Property Information

-  FREEHOLD
-  FIVE DOUBLE BEDROOMS
-  DRIVEWAY PARKING 3+ VEHICLES
-  IMMACULATELY PRESENTED
-  SOUGHT AFTER RESIDENTIAL AREA
-  HEAVILY EXTENDED
-  THREE BATHROOMS
-  PRIVATE REAR GARDEN
-  LESS THAN 1 MILE TO SLOUGH STATION (ELIZABETH LINE)

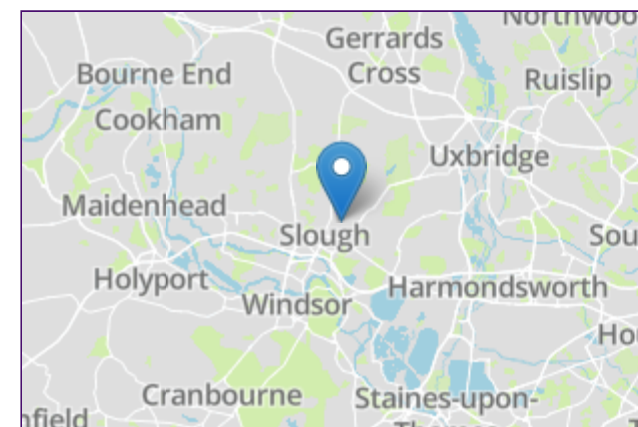
					
x5	x2	x3	x4	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	83
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

### Location

Grasmere 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.

### Transport Links

Nearest stations:  
Slough (0.6 miles)  
Burnham (2.7 miles)  
Langley (2.4 miles)

All of these stations are on the Elizabeth Line.

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.

### Schools

Primary Schools:

Iqra Slough Islamic School  
0.1 miles away State school

Wexham Court Primary School  
0.2 miles away State school

St Ethelbert's Catholic Primary School  
0.3 miles away State school

Willow Primary School  
0.2 miles away State school

Secondary Schools:

Upton Court Grammar School  
0.9 miles away State school

St Joseph's Catholic High School  
0.2 miles away State school

St Bernard's Catholic Grammar School  
0.9 mile away Grammar school

### Council Tax

Band D