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26 Dawes Moor Close, Wexham, Slough, Berkshire. SL2 5RN.

£340,000 Leasehold

A beautifully presented renovated two bedroom ground floor maisonette situated on a quiet close in the heart of Wexham.

Located on Dawes Moor Close, this immaculate property currently comprises entrance hall with built in storage, modern fitted kitchen with door leading to a good-sized lawned garden with brick built store and small patio area great for entertaining, open plan living / dining room with feature fireplace and front aspect window, master bedroom with wardrobes, second double bedroom with wardrobes and a modern shower room.

At the front, there is parking for multiple cars and a front lawn.

At the rear, there is an enclosed garden and two brick built storage units. The outdoor store has a fixed worktop along one wall.

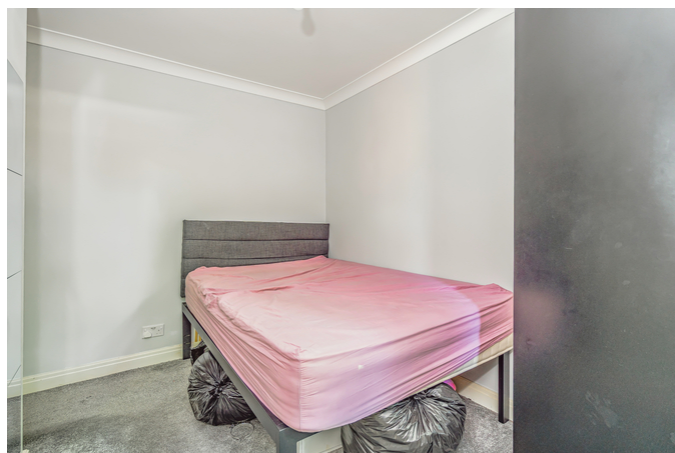
AREA



Dawes Moor Close is ideally situated a short drive from Slough town centre where you will find an array of amenities including supermarkets, restaurants and shops as well as Slough train station. You are also close to the very popular Black Park and Langley Park.

Iver village is a short drive away where you will find further local amenities and Iver train station, soon to be connected on Cross Rail.

The property is conveniently located for access to major roads including the M40, M4 and



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	70	
(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		
<b>England, Scotland &amp; Wales</b>	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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## Ground Floor

Approx. 60.7 sq. metres (653.2 sq. feet)



Total area: approx. 60.7 sq. metres (653.2 sq. feet)