



46 Cornwall Avenue, Slough, Berkshire. SL2 1AZ.
£425,000

- Three Bedroom Family House
- Extended, with further potential (STPP)
- Driveway for Multiple Cars
- Well Cared For
- Spacious and Light Accommodation Throughout
- Access to M4 & Elizabeth Line stations close by
- Several Ofsted rated good schools within walking distance
- Herschel Grammar School 0.8 Miles

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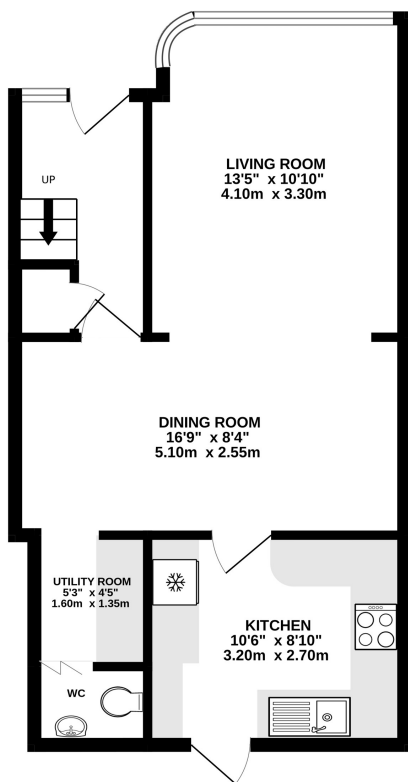
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The Flatman Partnership offers to the market this delightful 3-bedroom terraced family home. The property has been maintained to a very high standard by the current owner who had previously renovated and extended the property in 2017, adding flexible and spacious living accommodation for the growing family.

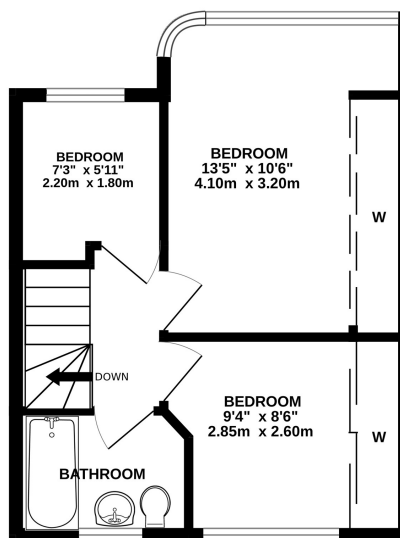
The property is ideally located for easy access to local amenities and transport links including the M4, which is only a short drive away, and both Slough and Burnham train stations (Elizabeth Line). There are several good Ofsted-rated schools in close proximity to the property, with Herschel Grammar School being just 0.8 miles away. The accommodation comprises an entrance hall, lounge/ diner, fully fitted kitchen, utility, and ground floor shower room. On the first floor, there are three good-sized double bedrooms, all accompanied by built-in wardrobes and a family bathroom. Further benefits include a large rear garden, double-glazed windows, gas central heating, and driveway parking for multiple cars.

Please contact the office to arrange a viewing.

GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA: 811 sq.ft. (75.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

