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SPECIALISTS IN PROPERTY



18 Lower Lees Road, Slough, Berkshire. SL2 2AB.

£475,000 Freehold

Meticulously extended and refurbished three bedroom terraced home.

The ground floor welcomes you with an open-plan layout, seamlessly blending the modern kitchen with an inviting dining area. The kitchen boasts an impressive island, creating a central hub for culinary delights, while also overlooking a delightful combination of a lush lawn and a charming patio garden adorned with exquisite flower borders. The front-facing living room bathes in natural light, providing a cozy haven for relaxation after a long days work. An added convenience comes in the form of a downstairs powder room.

Venturing upstairs, the property continues to impress with a master bedroom featuring fitted wardrobes with a front facing view. Bedroom two, also front-facing, boasts a generous size suitable for a double bed. The third bedroom, facing the rear, also accommodates a double bed comfortably. Completing the upper level is a tastefully tiled shower room, adding a touch of luxury.

Noteworthy are the fairly recent upgrades that ensure modern comfort throughout. The house has undergone a comprehensive rewiring, and a brand-new heating system has been thoughtfully installed, providing efficiency.

#### AREA

The property's location adds to its allure, with several well-regarded schools in close proximity. Claycoys Primary School, Beechwood School, and Arbour Vale School are all within convenient walking distance, making it an ideal choice for families. Commuters will appreciate the ease of access to the Burnham and Slough stations, offering the swift Elizabeth Line service for a seamless 20-minute journey into the heart of London. Nearby amenities include local shops, ensuring convenience at every turn, and the presence of local play parks



enhances the family-friendly ambiance of the area.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(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	

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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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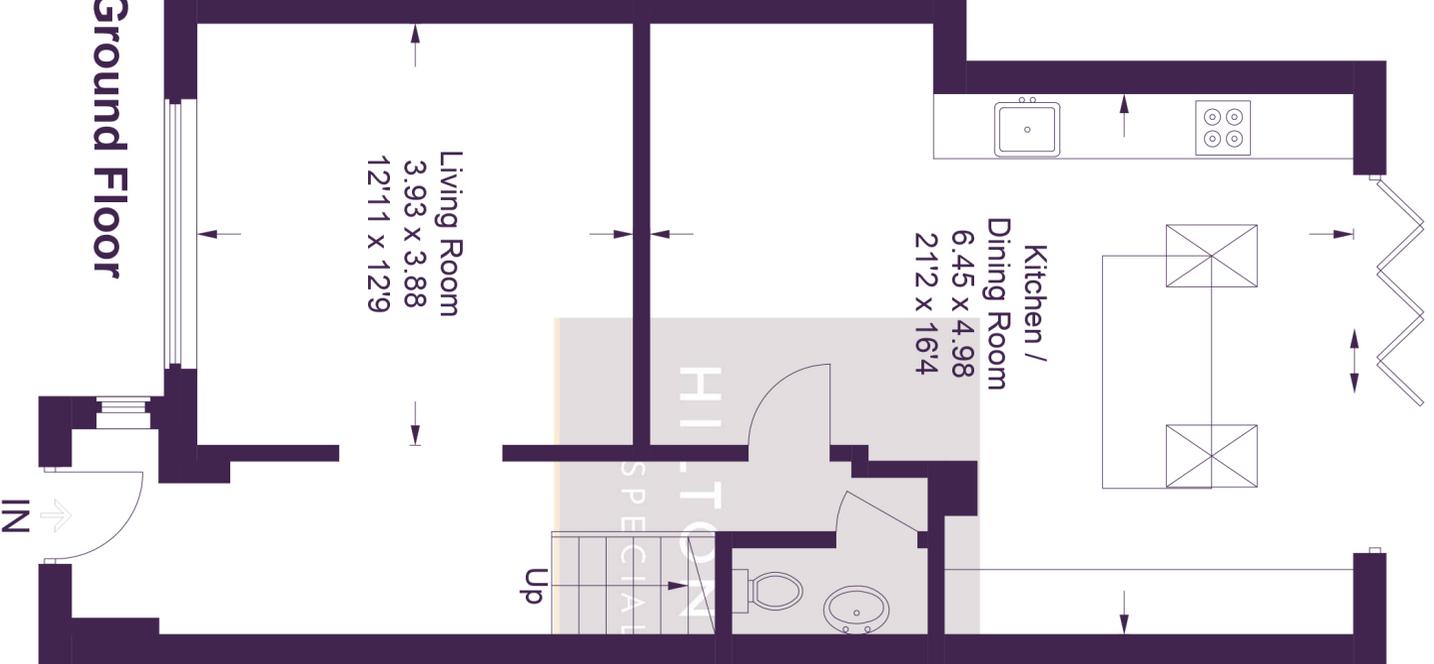
# Lower Lees Road

Approximate Gross Internal Area

Ground Floor = 60.2 sq m / 648 sq ft

First Floor = 44.5 sq m / 479 sq ft

Total = 104.7 sq m / 1,127 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.

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