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23 Bodmin Avenue, Slough, Berkshire. SL2 1SL.

£400,000 Freehold

Nestled in a quiet neighborhood, is this delightful semi-detached home. As you approach, a well-maintained front garden with a tiled pathway invites you to the entrance, where convenience and style await.

Step into a spacious entrance hall adorned with a fitted mat, setting the tone for the welcome that suffuses the entire property. The wooden flooring throughout the downstairs adds a touch of elegance and seamlessly connects the living spaces.

The heart of the home, the kitchen boasts a dual aspect view and features a breakfast bar, making it an ideal spot for morning meals.

The generous living room provides ample space for relaxation and entertainment. Cleverly integrated storage cupboards discreetly house away toys and clutter, maintaining a clean living space.

Heading upstairs, a master bedroom of ample size awaits with fitted wardrobes. Bedroom two, also generously proportioned, comes complete with its own set of fitted wardrobes.

The recently modernised bathroom and toilet are thoughtfully designed for both luxury and efficiency. Indulge in the jacuzzi bath, or opt for a quick shower. The separate toilet is not only efficient but also features a built-in sink, a smart solution that minimises water wastage.

The outdoor space is a true haven, with a well-maintained garden mostly laid to lawn. A patio area provides an ideal spot for al fresco dining. Back access adds convenience, while the front garden complements the overall appeal.

This property comes complete with a garage and driveway parking, ensuring that your vehicle is securely accommodated.



AREA

The property is well placed, with easy access to the M4, M25 & M40 motorways plus Heathrow Airport. Farnham Road is within walking distance and offers an array of places to eat and many large shops. Slough Station is just over a mile away and offers the Elizabeth Line. Multiple local major schools including Herschel Grammar School are within close proximity.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 86 |
| (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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23 Bodmin Avenue

Approximate Gross Internal Area

Ground Floor = 39.9 sq m / 429 sq ft

First Floor = 39.6 sq m / 426 sq ft

Garage = 14.9 sq m / 160 sq ft

Total = 94.4 sq m / 1,015 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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