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11 Coftards, Wexham, Berkshire. SL2 5SN.

£600,000 Freehold

A stylish and fashionable three/ four double bedroom home which has been subject to a full refurbishment over the past few years.

Located in the popular Coftards, which is a small cul-de sac on the border of Wexham, overlooking recreational fields and close to all of its amenities. Both Slough and Burnham station are only a few miles away and accompany the Elizabeth Line.

Internally and on the ground floor, an entrance hall leads you through to an open plan kitchen, dining and living room with under floor heating. The kitchen has a breakfast bar, features a five burner gas stove, and fitted appliances. Under counter lights allow you to see and use your worktop more efficiently.

Completing the ground floor is a utility / study room, front facing living room perfect as a playroom and downstairs cloakroom which can be accessed directly from the dining room.

Upstairs, are three double bedrooms and a family bathroom. The master bedroom is front facing and features a walk in wardrobe and ensuite shower room.

This tasteful makeover and extension was completed in 2018, due to this, the wonderful family home boasts new electrics, a new heating system and underfloor heating at the rear.

Outside, the garden is private and secluded, mostly laid to lawn with a patio area.

#### THE AREA

Local towns with shops and amenities are Wexham, Slough, and Stoke Poges. Within close proximity to M25, M40 and M4 motorway network links. A selection of schools are also close by including St Bernards Grammar, Upton Grammar School and Herschel Grammar School. It is also catchment for Khalsa



Primary School, Iqra School & Wexham Secondary. Nearby are Slough and Langley Stations both with the Elizabeth Line, taking you into London in 20 mins.



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>	71	
(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	

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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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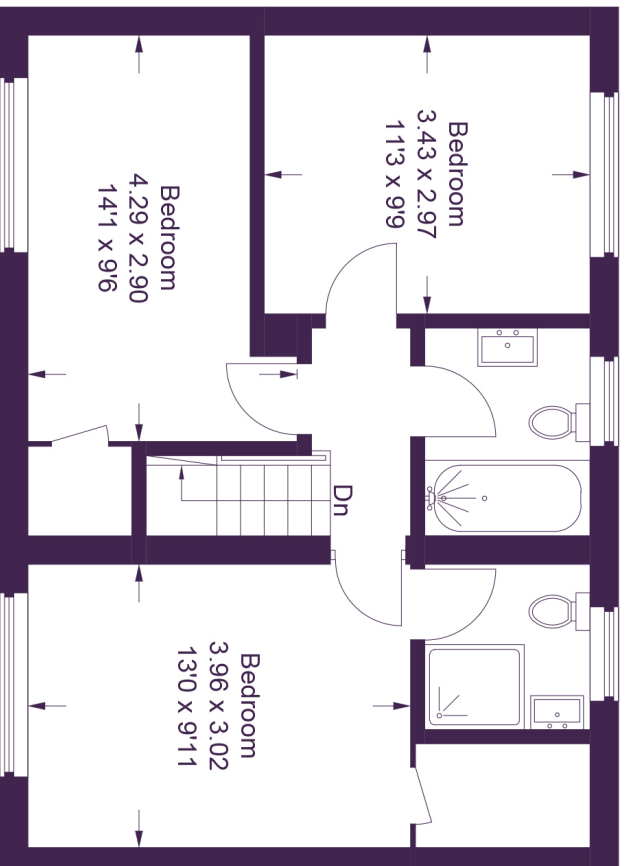
# 11 Cottards

Approximate Gross Internal Area

Ground Floor = 63.7 sq m / 686 sq ft

First Floor = 51.2 sq m / 551 sq ft

Total = 114.9 sq m / 1,237 sq ft



## First Floor



## Ground Floor

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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