



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



Preston Road, Wexham, Slough, Berkshire. SL2 5LP.

£220,000 Leasehold

A stunning and unique one bedroom, first floor maisonette which benefits from being in excellent order throughout, while having great sized accommodation plus your own rear garden and parking. Another benefit is that this property comes with a lease in excess of 900 years and with a share of the freehold.

Accommodation includes your own entrance leading to a first floor landing area, a 12'8 x 12'2 living room, a front aspect 17'1 x 10'0 bedroom with built in wardrobes, a 11'6 x 6'2 fitted kitchen, and a utility area which leads directly to a shower room. There is also a loft space and potential to extend (subject to the usual consents).

The private rear garden is fully enclosed, with panel fencing, a hard standing and a lawn.



The property is located near to Slough Town Centre, close to schools, shops and public transport. Slough & Langley Stations are both within 1.5 miles, which also connect to Crossrail.

Wexham Park Hospital is also close by. The M40, M4 & M25 motorways are just minutes away, as is Heathrow Airport.



**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.

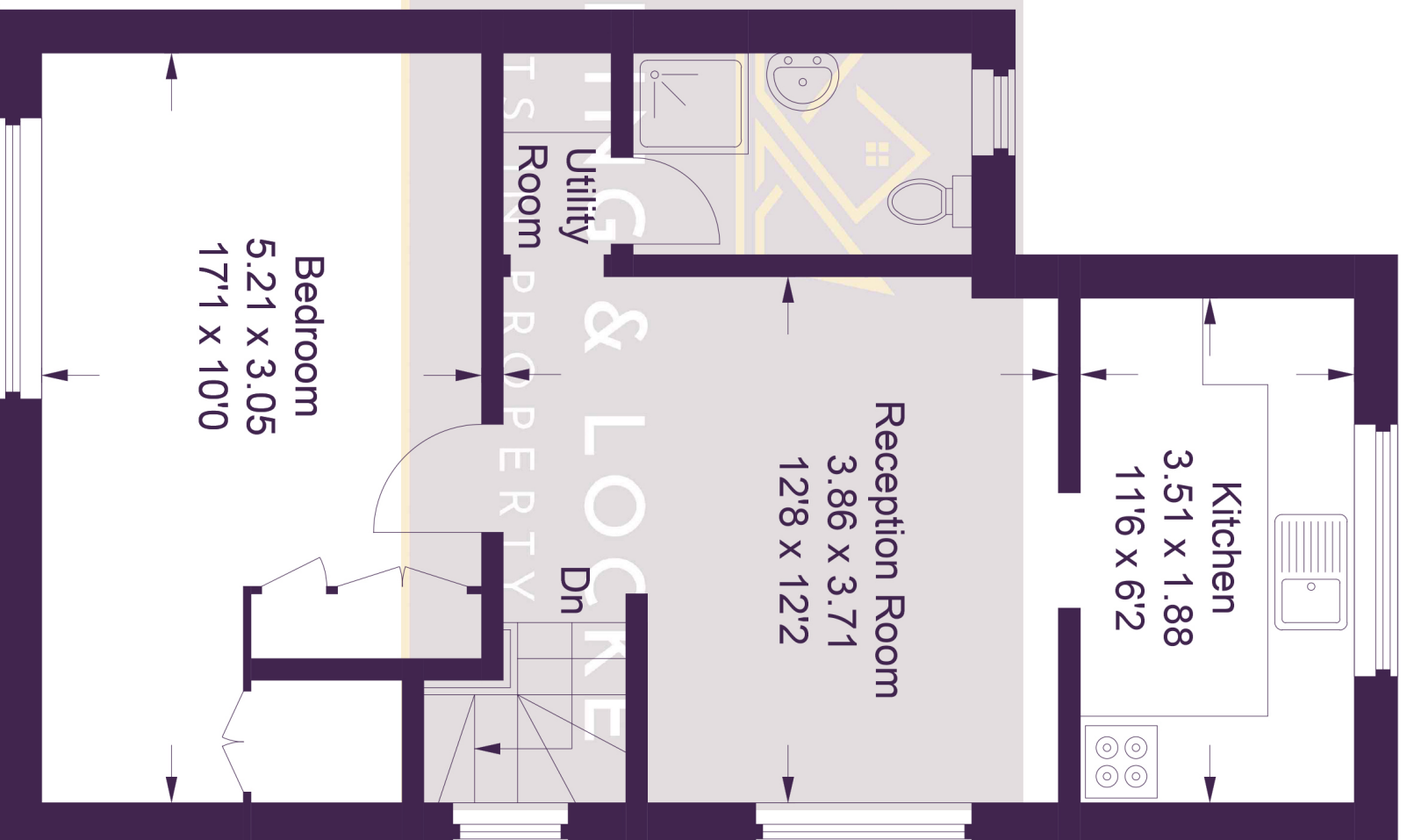


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# 10 Preston Road

Approximate Gross Internal Area  
Ground Floor = 3.1 sq m / 33 sq ft  
First Floor = 42.8 sq m / 461 sq ft  
Total = 45.9 sq m / 494 sq ft



## Ground Floor

## First 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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