

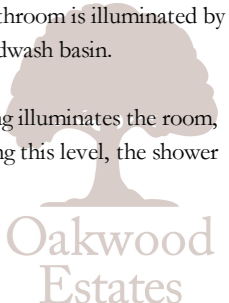


Oakwood Estates is thrilled to introduce this charming four-bedroom detached townhouse, meticulously constructed in 2008 by Linden Homes. Nestled on Benjamin Lane, this unique property is among the select few detached residences in the area and boasts the added advantage of occupying the serene cul-de-sac's culminating position. This ensures a remarkably peaceful living environment. The property further showcases a west-facing rear garden, perfect for savouring picturesque sunsets.






Upon entering the property, you step into the entrance hallway, where a staircase ascends to the first floor, and various doors lead to different areas. Here, you'll find the kitchen, dining room, reception room, and a convenient WC. The WC includes a low-level WC and a handwash basin. The reception room, measuring a spacious 19'3" x 11', is well-illuminated with pendant lighting and features a bay window overlooking the front aspect, as well as additional windows and French doors that provide views of the garden. Wooden flooring graces the space, and there's ample room for a three-piece suite. Adjacent to the reception room is the dining room, size 9'10" x 6'9", which boasts pendant lighting and a front-facing window. This area accommodates a dining table and chairs and features wooden flooring. The kitchen, measuring 9'11" x 9'10", is equipped with spotlighting and a window overlooking the parking area. It includes a combination of wall-mounted and base shaker units, an integrated oven, a gas hob with an extractor fan above, a stainless steel sink with a drainer and mixer tap, space for a washing machine, an integrated dishwasher, and room for an American-style fridge freezer. Tiled flooring completes this functional space.

Heading up to the first floor, you'll find bedroom two, an expansive room measuring 17'1" x 11'. It offers views from a front-facing window and a Juliet balcony overlooking the rear garden. Wooden flooring enhances the room's appeal. Bedroom three, sized at 9'10" x 9'2", features pendant lighting, a front-facing window, and ample space for a double bed. It also boasts wooden flooring. Bedroom four, measuring 9'11" x 7'5", includes pendant lighting, a window overlooking the parking area, and space for a double bed. Wooden flooring complements the room's design. The family bathroom is illuminated by spotlights and features a front-facing window. It contains a bath with a shower attachment, a low-level WC, and a handwash basin.

Ascending to the second floor, you'll discover the pinnacle bedroom, an impressive space measuring 17'6" x 17'1". Pendant lighting illuminates the room, which offers a window with garden views and ample space for a king-size bed. Wooden flooring continues in this room. Completing this level, the shower room includes a walk-in shower, a low-level WC, and a handwash basin.



Property Information

-  **FREEHOLD**
-  **4 BEDROOMS**
-  **2 RECEPTIONS**
-  **END OF CUL-DE-SAC**
-  **GRAMMAR SCHOOL CATCHMENT**
-  **COUNCIL TAX BAND F (£2,928 P/YR)**
-  **2 BATHROOMS AND A WC**
-  **FULLY ENCLOSED REAR GARDEN**
-  **CLOSE TO WEXHAM PARK HOSPITAL**
-  **PARKING FOR 3 CARS**

					
x4	x2	x2	x2	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Tenure

Freehold

Council Tax Band

Band F (£2,928 p/yr)

Plot/Land Area

0.05 Acres (220.00 Sq.M.)

Mobile Coverage

5G voice and data.

Internet Speed

Ultrafast

Schools

- Wexham School - 0.26 miles
- Khalsa Primary School - 0.41 miles
- Wexham Court Primary School - 0.43 miles
- St Ethelbert's Catholic Primary School - 0.54 miles
- Lynch Hill Enterprise Academy - 0.71 miles
- St Joseph's Catholic High School - 0.75 miles
- Iqra Slough Islamic Primary School - 0.86 miles
- Willow Primary School - 0.88 miles

Transport Links

- Slough Station - 1.31 miles
- Langley (Berks) Station - 2.11 miles
- Burnham (Buckinghamshire) Station - 2.97 miles
- Datchet Station - 3.16 miles
- Windsor & Eton Riverside Station - 3.23 miles
- Iver Station - 3.37 miles
- Windsor & Eton Central Station - 3.44 miles
- Gerrards Cross Station - 4.27 miles

Directions

From our office at 31 High Street in Iver, it is an 11-minute (4.4 miles) drive.

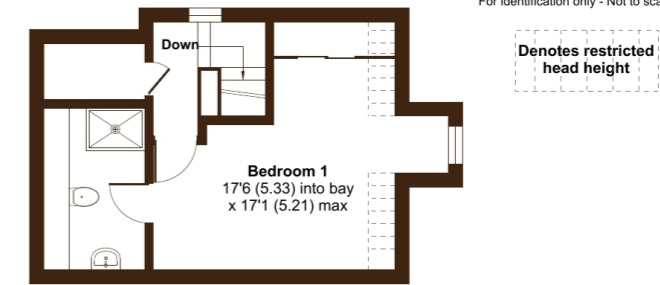
1. Head west on High St/B470 towards Chequers Orchard.
2. At the roundabout, take the 2nd exit onto Bangors Road South.
3. At the roundabout, take the 1st exit onto Slough Road/A4007.
4. At the roundabout, take the 1st exit and stay on Slough Road/A4007.
5. At Five Points Roundabout, take the 2nd exit onto Uxbridge Rd/A412.
6. Turn right onto Wexham Park Lane.
7. Turn right onto Church Lane. Drive to Benjamin Lane.
8. Turn left onto Benjamin Lane.
9. Turn right to stay on Benjamin Lane.
10. Turn left to stay on Benjamin Lane, and 46 Benjamin Lane will be the last property on the left hand side.

Floor Plan

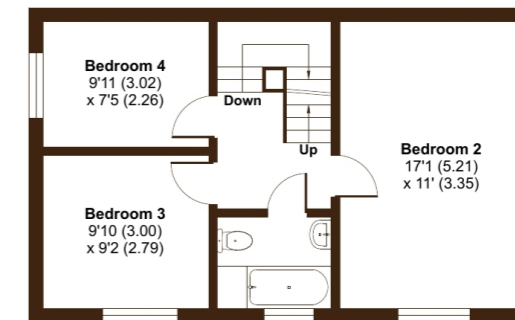


Benjamin Lane, Wexham, Slough, SL3

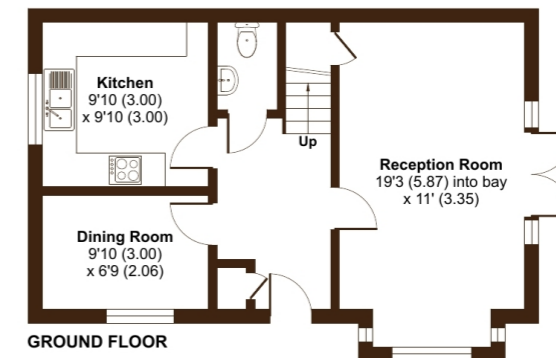
Approximate Area = 1278 sq ft / 118.7 sq m
 Limited Use Area(s) = 18 sq ft / 1.6 sq m
 Total = 1296 sq ft / 120.3 sq m
For identification only - Not to scale





SECOND FLOOR



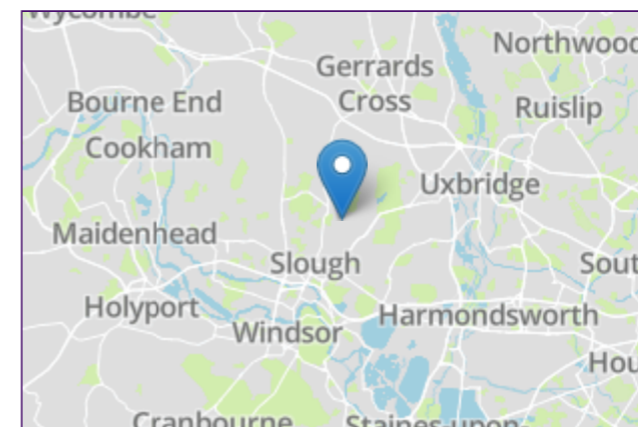
FIRST FLOOR



GROUND FLOOR

 Certified Property Measurer. Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2023. Produced for Oakwood Estates Property Agents Ltd. REF: 1030861 

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92-100) A			
(81-91) B			
(69-80) C		77	86
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		<small>EU Directive 2002/91/EC</small>	