



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



19 Boundary Drive, Wexham, Berkshire. SL2 4FQ.

OIEO £440,000 Freehold

Hilton King & Locke are pleased to bring to the market this two-bedroom semi-detached family home in a highly sought after modern development. This very well-presented, semi-detached house features cloakroom, sitting room and modern fitted kitchen on the ground floor. On the first floor there are two bedrooms one with fitted wardrobes and a modern 3-piece family bathroom. Outside, there is a well maintained private rear garden plus two allocated parking spaces to the side.

Built in 2018 to a high specification, this house is in fantastic condition. Ideally situated within walking distance of Wexham Park Hospital, the property has the benefit of two parking spaces and is offered with the remainder of the NHBC building guarantee.

Area-





The property is within easy reach of Slough Town Centre with its abundance of amenities including an array of shops, cafes, bars, and restaurants, while walking distance to Wexham Park Hospital and Stoke Poges. Within close proximity are Black Park, Langley Park and the motorway network of the M25, M40, M4. A selection of schools are also close by including the Khalsa primary school that has an outstanding Ofsted rating, plus nearby Slough, Langley Stations which benefits from Crossrail that provides quick links into London.



**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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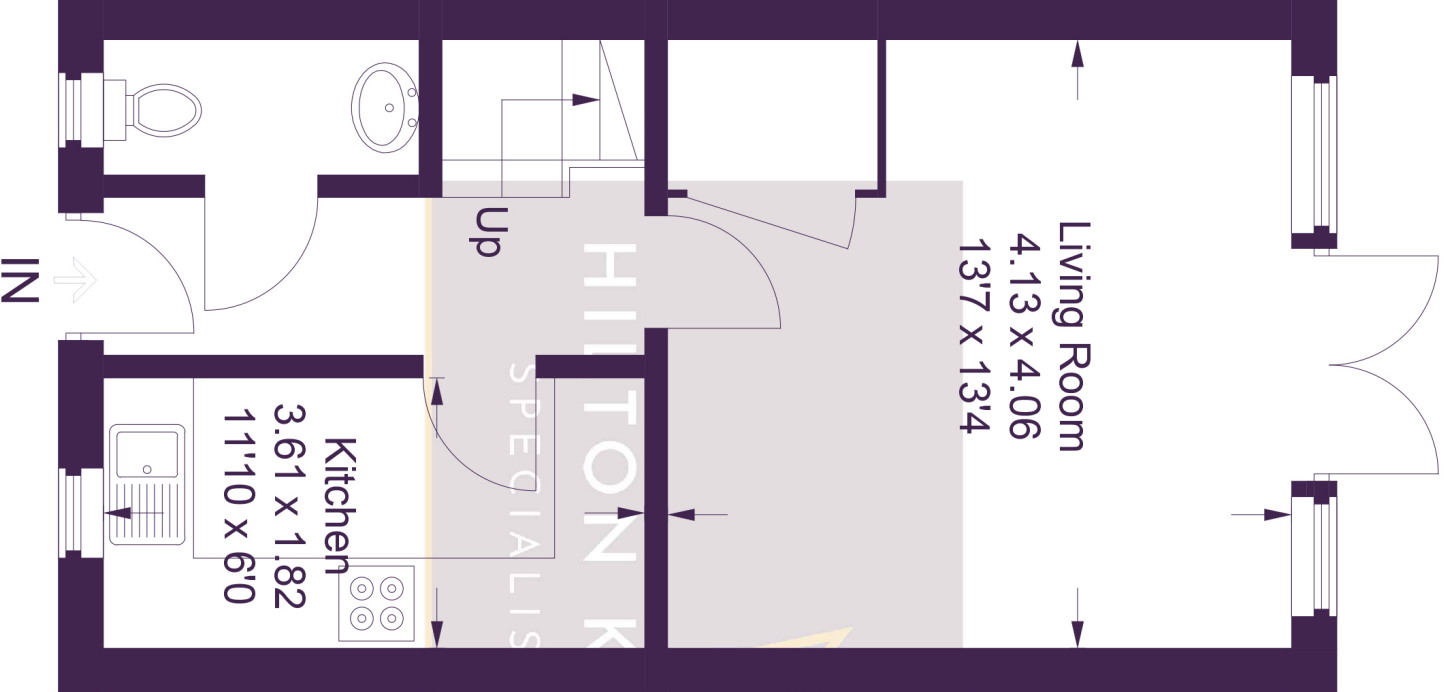
# 19 Boundary Drive

Approximate Gross Internal Area

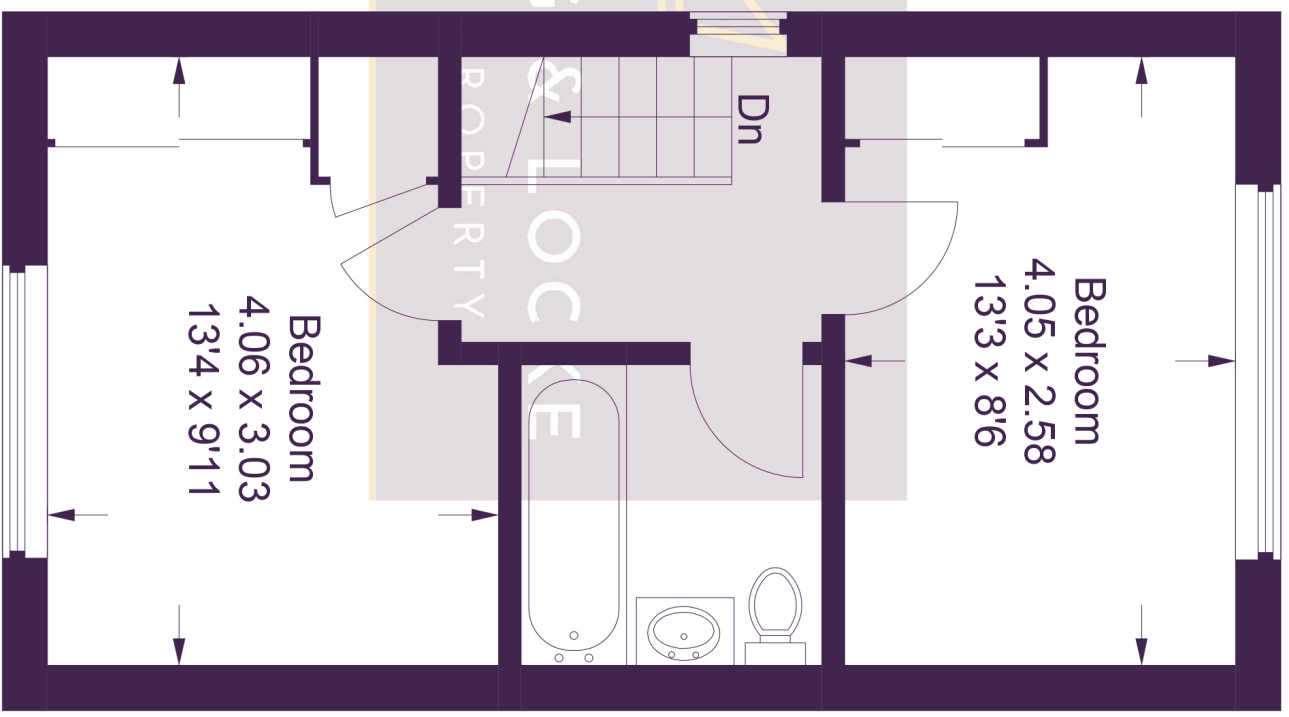
Ground Floor = 32.3 sq m / 348 sq ft

First Floor = 32.0 sq m / 344 sq ft

Total = 64.3 sq m / 692 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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