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Pemberton Road, Slough, Berkshire. SL2 2JJ.

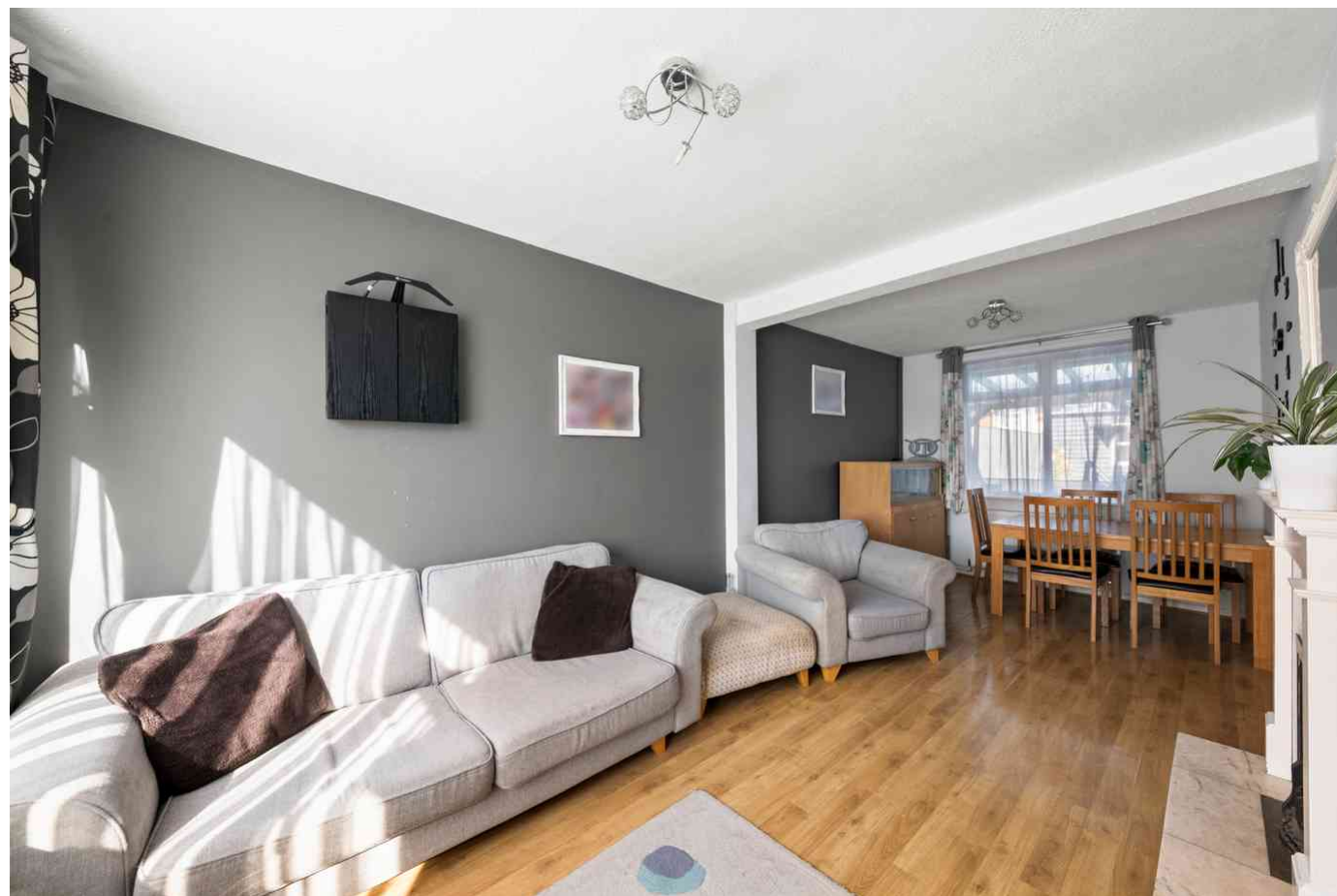
Offers In Excess of £425,000 Freehold

This well presented three bedroom family home is situated in popular Pemberton Road, offering quick and easy access to Burnham Station and the Elizabeth Line. The property is in excellent order throughout and offers parking on the front driveway and a 17'7 x 7'7 outbuilding at the rear.

On the ground floor is a 21'4 x 10'10 living/dining room that offers a double aspect, and a modern fitted 9'10 x 7'8 kitchen that has a door offering direct access to the garden.

Upstairs, are three good sized and well proportioned bedrooms. Bedroom one has built in wardrobes and measures 12'8 x 10'6, bedroom two 11'11 x 8'6 and three is an impressive 9'8 x 8'3. Completing the accommodation is a contemporary styled family bathroom.

To the front of the property, the driveway provides parking for two cars, and to the rear, there is a stunning ,private garden with and outbuilding that can be used as a home

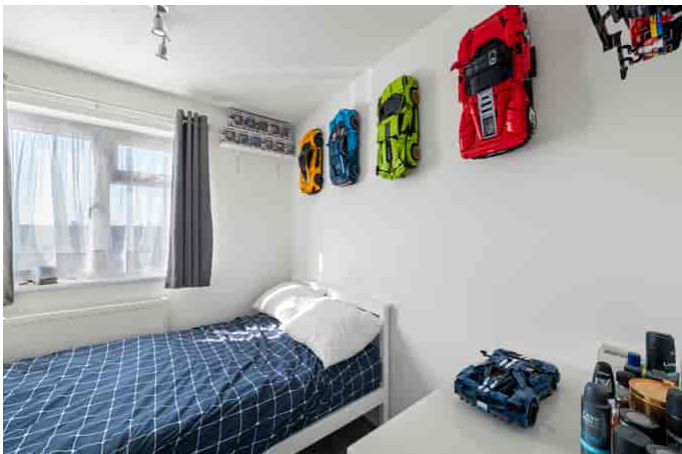


office, studio, or just additional storage space.

Pemberton Road continentally located close to Burnham which offers a good range of shops for day-to-day needs while further shopping facilities can be found in nearby Slough, Maidenhead, Windsor and Beaconsfield.

The Elizabeth line runs connections to Paddington are available from Burnham and Maidenhead. A direct train into London Waterloo is also available via Windsor & Eton Riverside station. For the motorist M25, M3 and M40 are just a short drive.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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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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54 Pemberton Road

Approximate Gross Internal Area = 72.8 sq m / 784 sq ft
Outbuilding = 12.6 sq m / 136 sq ft

Total = 85.4 sq m / 920 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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