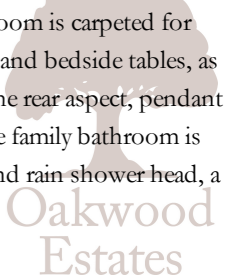


Oakwood Estates proudly introduces this charming mid-terraced property boasting three bedrooms, accompanied by a delightful summer house that can also serve as a home office, nestled within the garden. Conveniently offering parking space for two cars, this residence is ideally situated in the vibrant community of Wexham, mere steps away from local schools, shops, and essential amenities. Commuters will appreciate the proximity to Slough Train & Bus Stations, a mere 0.44 miles away. Additionally, residents can enjoy a plethora of recreational activities, including visits to Arbour Park, home to Slough Town Football Club, enhancing the lifestyle appeal of this inviting locale.

Upon entering the property we step into the welcoming entrance hallway illuminated by spotlighting. From here, doors lead to various spaces including the downstairs shower room, kitchen, and reception room. The hallway boasts tiled flooring and stairs ascending to the first floor. The downstairs shower room is impeccably tiled and offers a view through its window to the front aspect. It comprises a low-level WC, a hand wash basin with a mixer tap atop a vanity unit, and a convenient shower cubicle equipped with both a rain shower and a shower attachment. Moving to the kitchen, natural light floods in through its sizable front-facing window. The space is enhanced by spotlighting and features a blend of wall-mounted and base kitchen units. Among its amenities are a sink with a drainer and mixer tap, a gas hob complemented by an extractor fan, and an electric oven. Ample room is available for various utility needs. The generously sized reception room presents a rear garden view through its window and French doors leading out to the patio area. With enough space to accommodate a three-piece suite, this room is further adorned by wall-mounted lighting and stylish wooden flooring.

Ascending to the first floor, we find three bedrooms and a family bathroom. Bedroom one impresses with twin windows overlooking the front aspect, pendant lighting, and sufficient space for a king-sized bed, bedside tables, and a free-standing wardrobe. The room is carpeted for comfort. Bedroom two enjoys a serene outlook onto the rear garden and offers pendant lighting, room for a double bed and bedside tables, as well as space for a freestanding wardrobe, all atop cosy carpeted flooring. Meanwhile, bedroom three provides a view of the rear aspect, pendant lighting, and ample space for a single bed, all complemented by soft carpeting underfoot. Completing the first floor, the family bathroom is tastefully tiled and features a frosted window to the front aspect. Its amenities include a bath with a shower attachment and rain shower head, a low-level WC, a hand wash basin with a mixer tap, and a convenient heated towel rail.

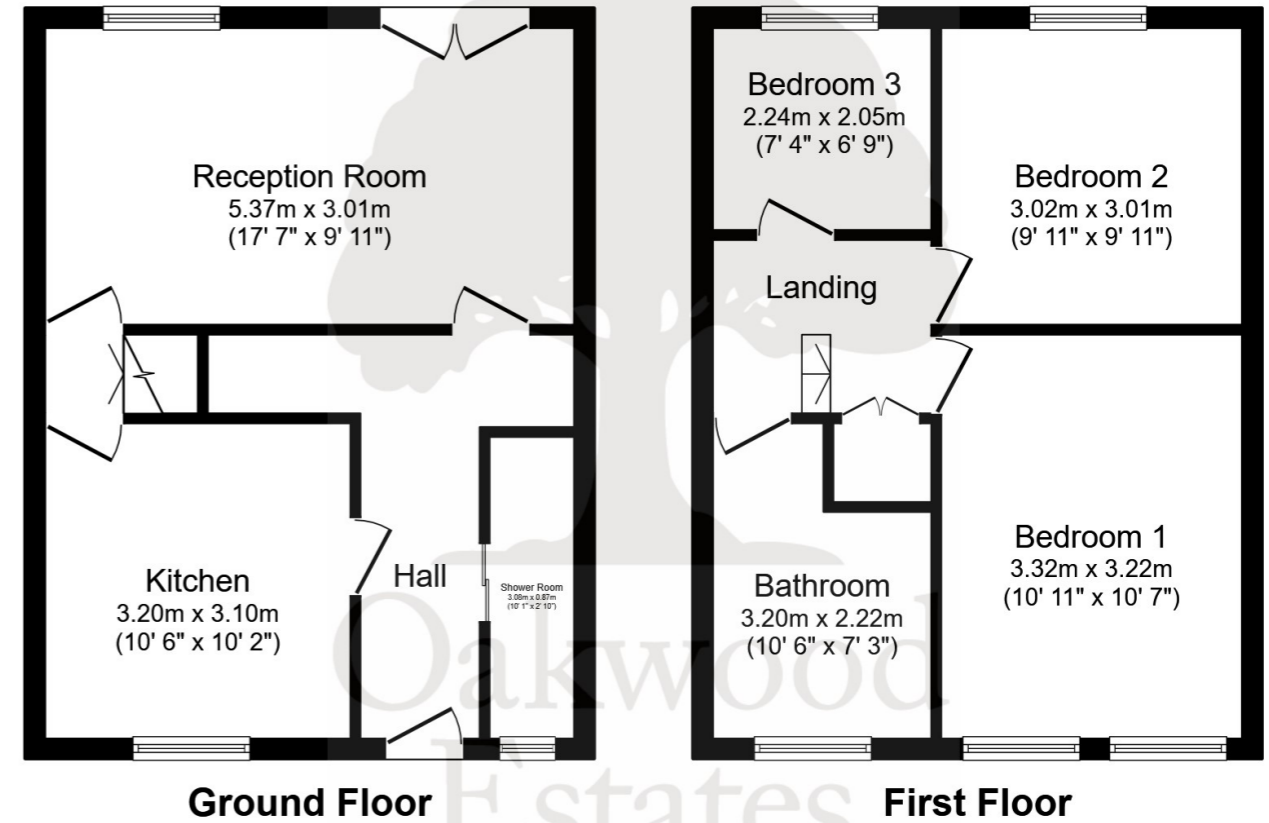


## Property Information

-  FREEHOLD PROPERTY
-  THREE BEDROOMS
-  DRIVEWAY PARKING
-  SUMMER HOUSE/OFFICE OR GYM
-  CLOSE TO SLOUGH STATION & TOWN CENTER
-  COUNCIL TAX BAND C (£1,801 P/YR)
-  TWO BATHROOMS
-  ENCLOSED GARDEN
-  GOOD ACCESS TO LOCAL MOTORWAYS
-  GOOD SCHOOL CATCHMENT AREA



## Floor Plan



Total floor area 77.4 m<sup>2</sup> (833 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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.

### Front Of House

At the forefront of the property lies a meticulously laid block paved driveway, designed to accommodate parking for two cars with ease. This thoughtfully crafted feature not only enhances the property's curb appeal but also offers practicality for residents and visitors alike. The smooth surface of the driveway provides a welcoming pathway leading directly to the front door, facilitating convenient access to the home. Additionally, an iron gate provides access to the rear of the property.

### Rear Garden

At the rear of the property lies an expansive block paved patio, offering generous room for outdoor seating arrangements, dining sets, and a barbecue area. Complementing this central space are additional features such as a garden shed, a pathway leading to a charming summer house, and two distinct areas of lush, manicured lawn. Designed with both relaxation and functionality in mind, the garden is fully enclosed, providing a secure and private environment suitable for families with children and pets alike. This enclosed setting offers peace of mind and tranquillity, allowing residents to fully enjoy their outdoor space without concern. The summer house, a standout feature of the garden, boasts ample dimensions and is equipped with power and lighting. Its versatile layout lends itself to various uses, whether as a peaceful retreat for contemplation, a functional home office for remote work, or an entertaining games room for leisure activities. In essence, this multifunctional space adds depth and character to the outdoor setting, enhancing the property's overall appeal and livability.

### Tenure

Freehold Property

### Council Tax Band

C (£1,801 p/yr)

### Plot/Land Area

0.04 Acres (172.00 Sq.M.)

### Mobile Coverage

5G Voice and Data

### Internet Speed

Ultrafast

### Transport

Both Slough Bus and Train stations are conveniently located just 0.44 miles away, providing easy access to public transportation options. Additionally, the property enjoys a prime location with quick and convenient access to the local motorways M4, M40, and M25, all reachable within a mere ten-minute drive.

### Education

Iqra Slough Islamic Primary School - 0.13 miles  
 Willow Primary School - 0.16 miles  
 St Joseph's Catholic High School - 0.17 miles  
 Lynch Hill Enterprise Academy - 0.3 miles  
 St Ethelbert's Catholic Primary School - 0.34 miles  
 Littledown School - 0.41 miles  
 Khalsa Primary School - 0.48 miles  
 James Elliman Academy - 0.49 miles  
 Grove Academy - 0.61 miles  
 Wexham Court Primary School - 0.73 miles

