



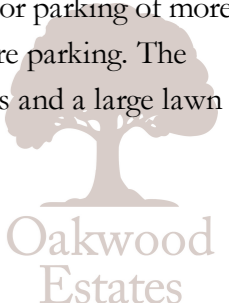
Located in the heart of a sought after residential area is this perfect family home. Situated a stone's throw away from highly rated schools such as St Ethelbert's Catholic Primary School, Khalsa Primary School, St Bernard's Catholic Grammar School & Upton Court Grammar School making this area popular with families of all ages. Further improving the area are the excellent transport links with Slough train station (Elizabeth Line) less than 1 mile away.











This THREE bedroom END OF TERRACE house offers everything that your family would need to make this house your long term home. Downstairs we have a full shower room, spacious 25FT living room, separate conservatory and large family kitchen. The first floor is home to all THREE good size bedrooms and the modern family bathroom. The entire property has been maintained impeccably and is ready for the next owners to move straight in.

Externally the home offers both front and rear gardens, to the front there is also driveway parking. This driveway currently runs the from the beginning of the plot all the way down the side of the home allowing for parking of more than FOUR cars. At the end of the driveway is a large 17FT garage providing even more secure parking. The private enclosed rear garden comprises of a sheltered seating area usable in all weather conditions and a large lawn area which allows amole space for your family to grow.

Completely FREEHOLD with no monthly charges at all.



# Property Information

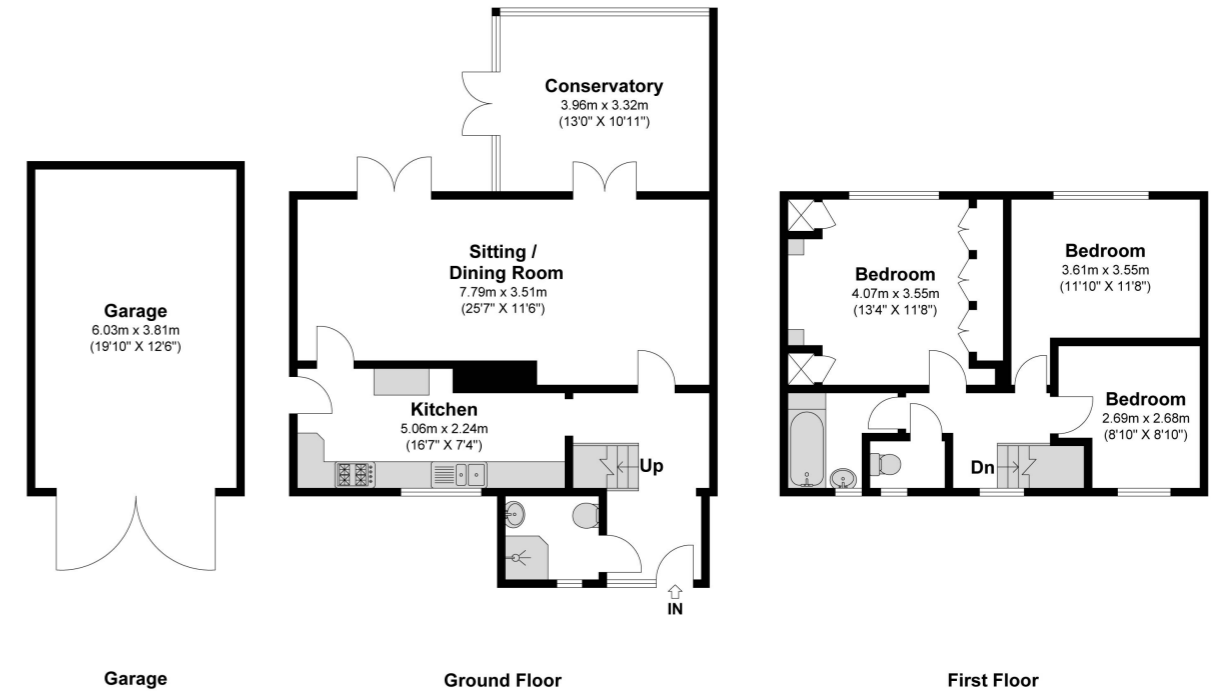
-  FREEHOLD
-  LARGE 20FT GARAGE
-  POTENTIAL FOR DOUBLE STOREY EXTENSION STPP
-  SOUGHT AFTER LOCATION
-  DRIVEWAY PARKING FOR 4 + CARS
-  LARGE SIDE PLOT & REAR GARDEN
-  TWO BATHROOMS
-  25 FT LOUNGE

					
x3	x2	x2	x4	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

# Floor Plan



**The Frithe**  
 Approximate Floor Area  
 1132.68 Square feet 105.23 Square metres (Excluding Garage)  
 Garage Area 247.24 Square feet 22.97 Square metres  
 Total Area 1379.92 Square feet 128.20 Square metres (Including Garage)



**Illustrations are for identification purposes only, measurements are approximate, not to scale**

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.

## Location

The Frithe is conveniently situated in the town of Slough and with access to Slough train station which is located within a short walk of the property. Everyday amenities can be found at The Town Centre, Windsor, and Burnham, with more comprehensive facilities available in Beaconsfield and Maidenhead. The National Trust property, Cliveden House, also located in Taplow has over 300 acres of woodlands and gardens leading down to the River Thames.

Communication links in the area are excellent with rail connections to London (Paddington) from Slough. The area also benefits from Crossrail (Elizabeth Line) which is now up and running, giving direct and fast journey times from Slough station to London's West End, City and Canary Wharf. The M40 and M4 motorways are within reach and provide access to the M25 and Heathrow.

## Transport Links

Nearest stations:  
 Slough (0.9 miles) Elizabeth Line  
 Langley (1.7 miles) Elizabeth Line  
 Datchet (2.4 miles) South Western Railway

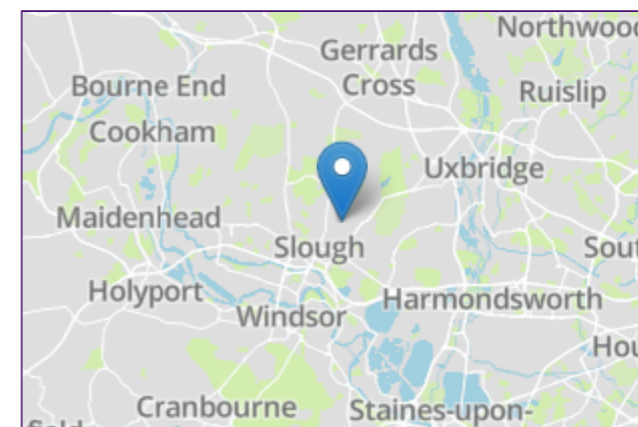
The M40 (Junction 2) can be joined at Beaconsfield linking with the M25. The M4 (Junction 6 & 7) also provides access to the M25 and the national road network giving access to London, Heathrow, Reading and the west. There is a mainline railway station in Slough (Queen Elizabeth Line) offering services to Central London and Reading. A direct line to London Waterloo runs from Datchet station. From Beaconsfield there is a service to Marylebone.

## Schools

- Primary Schools:
- Iqra Slough Islamic School  
0.4 miles away State school
  - Wexham Court Primary School  
0.4 miles away State school
  - St Ethelbert's Catholic Primary School  
0.3 miles away State school
  - Willow Primary School  
0.4 miles away State school
- Secondary Schools:
- Upton Court Grammar School  
1.1 miles away State school
  - St Joseph's Catholic High School  
0.5 miles away State school
  - St Bernard's Catholic Grammar School  
0.9 mile away Grammar school

## Council Tax

Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	