

Seymour Road is a popular residential area situated close to excellent transport links with Slough Train Station (Elizabeth Line) and M4 Junction 6 both easily accessible. This home is also perfectly placed for several OUTSTANDING local schools such as Montem Academy & Herschel Grammar School

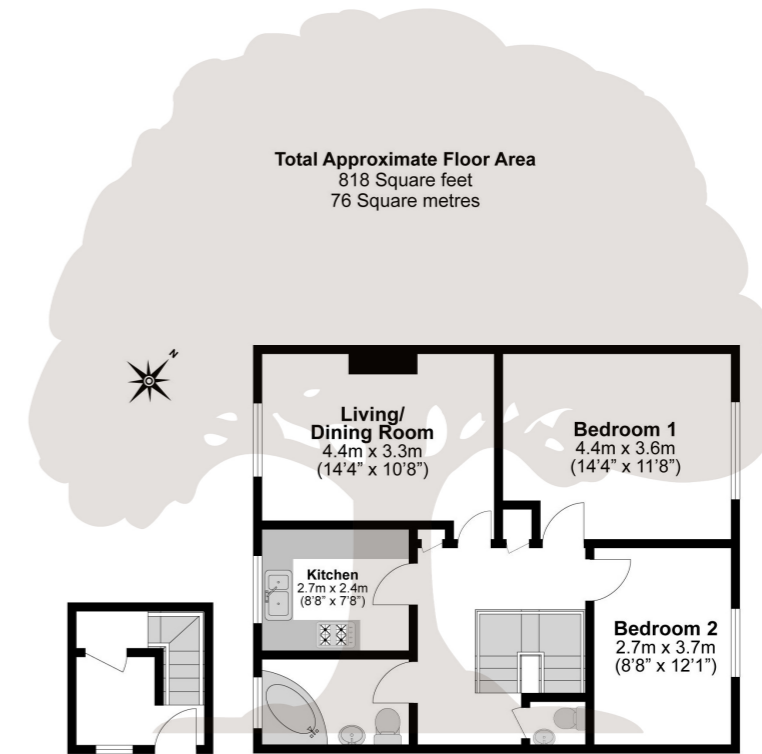
This first floor maisonette has it's own private entrance and comprises of TWO large double bedrooms, spacious family lounge area and a separate kitchen. There is a larger full family bathroom plus an additional separate WC. This perfect first time buy is further benefitted by a private rear garden.



## Property Information

-  FIRST FLOOR
-  PRIVATE GARDEN
-  IDEAL FIRST TIME PURCHASE
-  MAISONETTE
-  CLOSE TO M4 JUNCTION 6
-  1 MILE TO SLOUGH TRAIN STATION

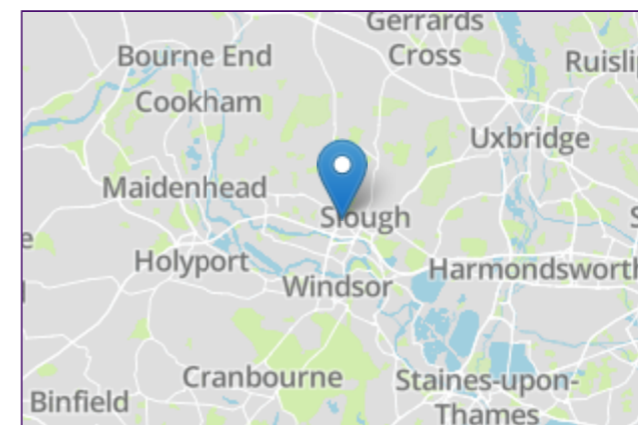
					
<b>x2</b>	<b>x1</b>	<b>x1</b>	<b>0</b>	<b>Y</b>	<b>N</b>
<b>Bedrooms</b>	<b>Reception Rooms</b>	<b>Bathrooms</b>	<b>Parking Spaces</b>	<b>Garden</b>	<b>Garage</b>



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

# Oakwood Estates

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
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	31	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

### Location

Seymour Road is located within close proximity to Slough Town Centre with an array of comprehensive shopping facilities, restaurants, multi screen cinema complex and bars. Not only does this property fully benefit from its town centre location but also its proximity to Slough Train Station which currently provides Direct trains into Paddington London as well as the new Elizabeth Line.

Slough & Eton Church Of England School (0.4 Miles)

Ofsted Rating: Outstanding

Westgate School (0.8 Miles)

Ofsted Rating: Outstanding

### Council Tax

Band B

### Schools

Primary Schools:

Montem Academy (0.5 Miles)

Ofsted Rating: Outstanding

The Godolphin Junior Academy (1.2Miles)

Ofsted Rating: Good

Secondary Schools:

Herschel Grammar School (0.8 Miles)

Ofsted Rating: Outstanding