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Grangewood, Wexham, Buckinghamshire. SL3 6LP.

Offers in Excess of £800,000 Freehold

A property with huge potential..

This four bedroom detached chalet style home comes to the market with no upper chain and is situated on a large plot, therefore offering potential for a side and/or rear extension (subject to the usual consents).

Existing accommodation sits at a spacious 2524 square ft and the property is located in sought after Grangewood, Wexham, which is a quiet no through road.

Internally and on the ground floor is a 23'3 x 19'9 L - shaped living/dining room, a 23'4 x 8'10 conservatory, a 12'9 x 10' kitchen/breakfast room, a shower room, and two bedrooms measuring 12'8 x 12'7 and 10'2 x 8'10.

Linked via a lobby that is accessed from the main entrance is a 18'1 x 16' integrated double garage, which has the benefit of having two stores at the rear.

Upstairs is a 15' x 13'10 master bedroom that has two fitted wardrobes, a wash hand basin and excellent eaves storage





cupboards, while bedroom two is also a good size at 13'10 x 12'8, and again has fitted wardrobes and eaves storage.

Outside and to the front is a block paved drive that provides ample off street parking, and to the rear is a large, L - Shaped and tiered garden, which has a patio, garden shed and is mainly laid to lawn.

#### THE 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, plus nearby Slough, Langley Stations are connected to cross rail (Elizabeth Line).



#### 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).

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# 8 Grangewood

Approximate Gross Internal Area

Ground Floor = 164.0 sq m / 1765 sq ft

First Floor = 70.5 sq m / 759 sq ft

Total = 234.5 sq m / 2,524 sq ft

(Including Garage And Eaves / Excluding Void)



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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