



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



68 Knolton Way, Slough, Berkshire. SL2 5TJ.

£465,000 Freehold

Hilton King and Locke are pleased to bring to the market this fantastic, newly renovated three bedroom terraced property providing a driveway big enough to fit nine cars. This property exudes modernisation with the renovations the current owners have endeavoured. A viewing is highly recommended to appreciate the property.

As you enter the property, you are greeted with an open plan living/dining room (20'9 x 11'9) with a feature fireplace and double doors leading you to the sizeable rear garden. This room presents you with large, bright windows to allow natural daylight through at the best of hours.

The newly refurbished L-shaped kitchen has brand new work surfaces, floor tiling, kitchen cupboard doors providing ample storage space, a Rangemaster gas cooker with a splashback behind, extractor hood and fitted with LED lights throughout. The boiler can be found in the kitchen and was newly fitted only three years ago.

As you make your way upstairs you are welcomed by the family bathroom which has a bathtub and overhead shower. Upstairs you will also find three good sized bedrooms all with built in storage cupboards and wardrobes.

The master bedroom (14'1 x 11'10)

The second bedroom (11'9 x 11'0)

The third bedroom (8'11 x 8'9)

To the rear of the property, you have the potential to extend (STPP). This large rear garden has steps bringing you to the paved patio area which is perfect for hosting and having people over within the summer months. The garden has a foundation at the back which can be used to lay a shed, summer house or even an outbuilding.



## THE AREA

The property is a short distance to Wexham Park Hospital and Stoke Poges. Within close proximity are the motorway network links of the M25, M40, M4. A selection of schools are also close by including St Bernards Grammar Secondary, Upton Grammar School and Herschel Grammar School. It is also catchment for Khalsa Primary School, Iqra School & Wexham Secondary. Nearby is Slough and Langley Stations with Crossrail links.



### 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).

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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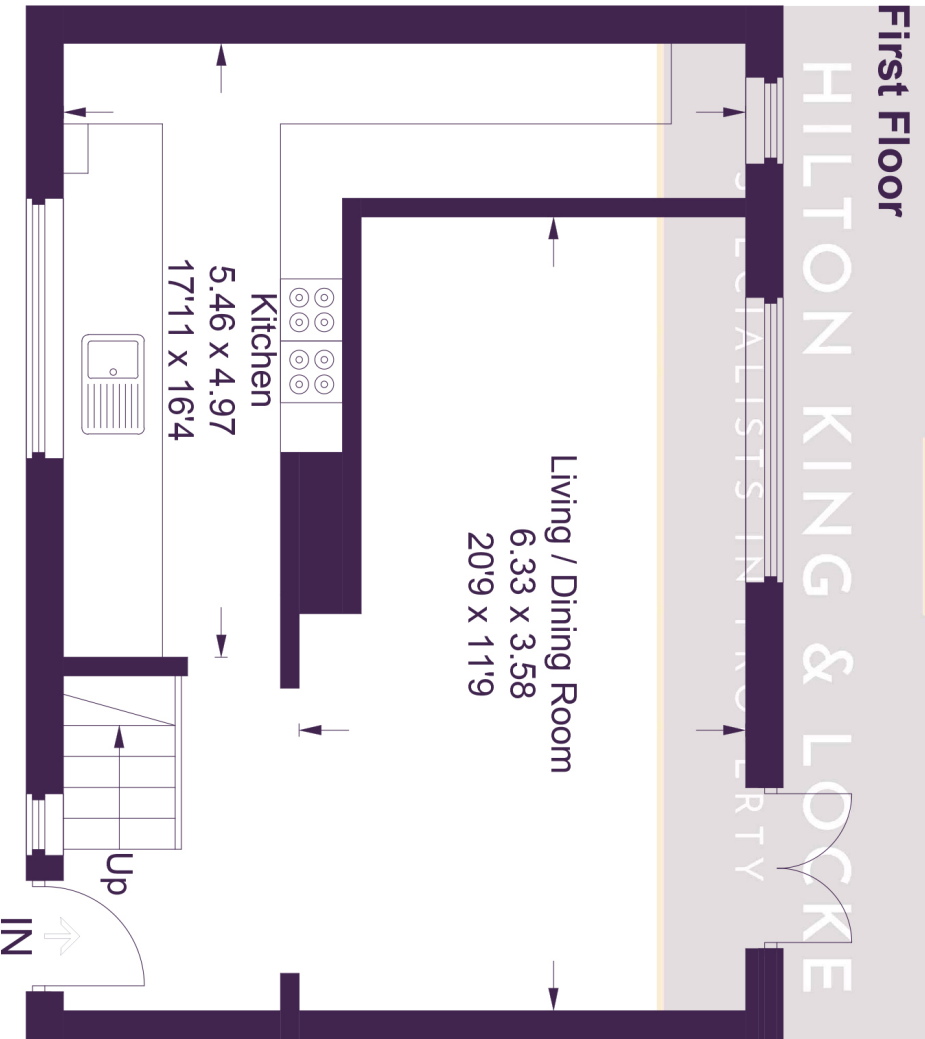
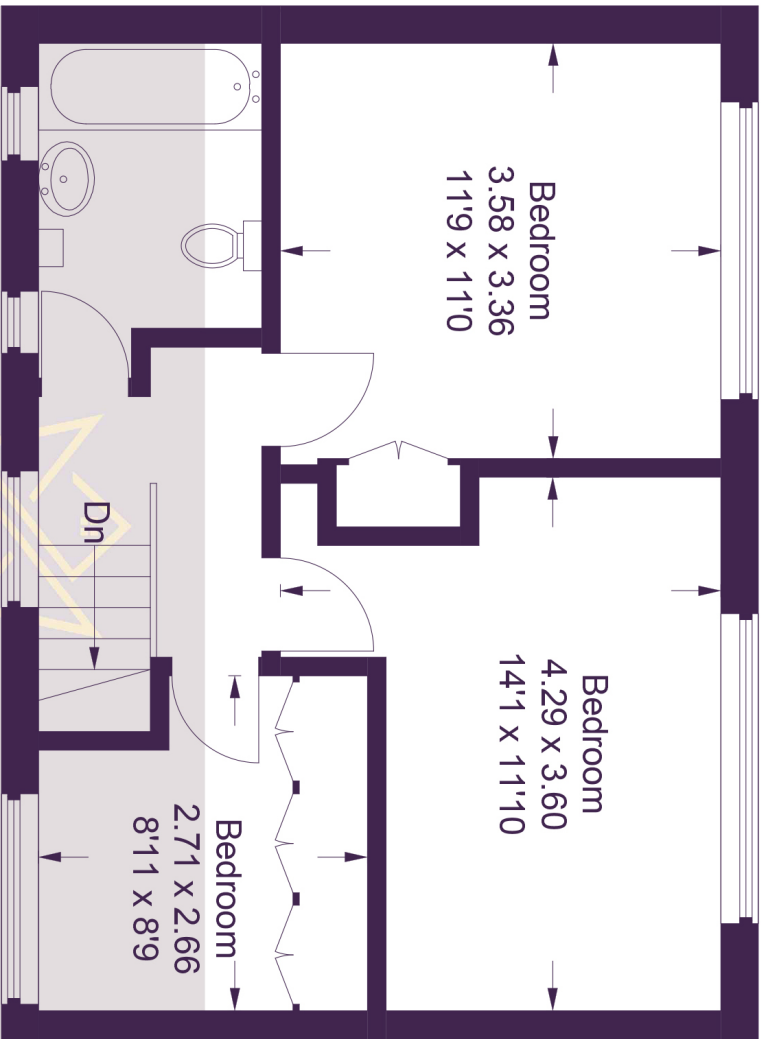
# 68 Knolton Way

Approximate Gross Internal Area

Ground Floor = 43.2 sq m / 465 sq ft

First Floor = 42.9 sq m / 462 sq ft

Total = 86.1 sq m / 927 sq ft



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.