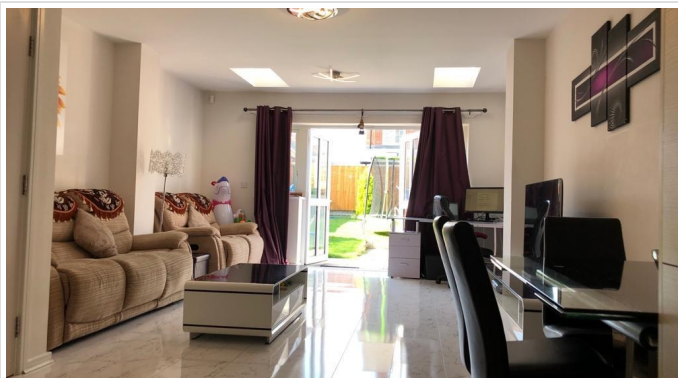


2 Bed End Of Terrace In Melford Road , Slough, SL2 2LU

£435,000





## SHORT DESCRIPTION

Property Ref: 11174 We are delighted to present this exceptionally well presented, spacious, modern, and nearly new two-bedroom end of terrace extended home, located in a highly sought after residential development. This property is ideally positioned close to Burnham Train Station Elizabeth Line Crossrail offering excellent connectivity for London commuters. It is also within easy reach of Slough town centre, supermarkets, restaurants, and a wide range of local amenities. The location benefits from excellent road links to the M4, M40, and M25, as well as convenient access to Heathrow Airport. The property falls within the catchment area of the well regarded Lynch Hill Enterprise Academy, along with several highly reputed grammar and secondary schools. Other benefits include fully double glazed, centralized gas heating, and fitted solar powered. Ground Floor Accommodation: Entrance Hall Private entrance leading into the main living area. Living & Dining Room Approx. 6.95m x 4.25m A bright and spacious extended living space featuring stylish wood-effect flooring, gas radiators, and French doors opening onto the rear garden. Kitchen Approx. 2.95m x 1.9m Modern fully fitted kitchen with high-quality units and integrated appliances including gas hob, oven, microwave, fridge-freezer, dishwasher, and extractor fan. Ample storage and worktop space. Cloakroom (WC) Tiled flooring, WC, wash basin with storage, extractor fan, and radiator. Ground Floor Storage Secure and spacious storage area. First Floor Accommodation: Bedroom One Approx. 4.25m x 2.65m Spacious double bedroom with fitted storage and double-glazed window. Bedroom Two Approx. 4.25m x 2.25m Good-sized double bedroom with built-in wardrobe. Family Bathroom Fully tiled with bathtub and shower, WC, wash basin, heated towel rail, and storage units. Additional Storage Well sized first-floor storage cupboard. Loft Space Spacious loft with potential for conversion into an additional bedroom with en-suite which is subject to planning permission. External Features: Attractive front garden and driveway with parking for two cars Well maintained rear garden Bike storage Ample visitor parking nearby Investment Opportunity The property is currently tenanted, achieving a rental income of £1690 per calendar month. It is available with vacant possession or as an ongoing investment with the existing tenant in situ. Viewing Early viewing is highly recommended to fully appreciate this desirable home. All information provided in the ad is for guidance purpose. We take no warranty as to the accuracy or completeness of this advertisement or any linked information. 1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing on the sale. 2. General: While we endeavor to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property and, accordingly, if there is any point that is of particular importance to you, please contact us and we will be pleased to check the position for you, especially if you are traveling some distance to view the property. 3. Measurements: If any measurements are provided then these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before agreeing on the sale or any item. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. WE HAVE NO ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY. 6: We as an agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Property Type: End of Terrace Full selling price: £435000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: C EPC rating: B Measurement: 780 sq.ft. Outside Space: Front Garden, Rear Garden Parking: Driveway, Private Heating Type: Gas Central Heating -----



Bed Room(s)



Bath Room(s)



Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.



**TOTAL APPROX FLOOR AREA 72.5 SQM (780 Square Feet)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purpose and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

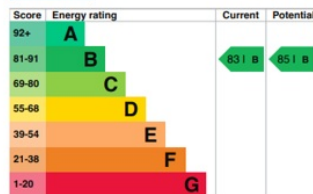
## EPC GRAPH

Illustrations are for identification purposes only and are not to scale. All measurements are a maximum and include wardrobes and bay windows where applicable.

### Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

### Environmental impact of this property

This property's current environmental impact rating is B. It has the potential to be B.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household produces 6 tonnes of CO2

This property produces 1.1 tonnes of CO2

This property's potential production 0.9 tonnes of CO2

By making the [recommended changes](#), you could reduce this property's CO2 emissions by 0.2 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

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