

## 3 Bed Terraced In Twist Way , Slough, SL2 2AY

£485,000







## SHORT DESCRIPTION

Property Ref: 14675 We are delighted to offer for sale this spacious, modern, and almost new three-bedroom extended mid-terraced home, beautifully designed and presented to a high standard. The property boasts a stunning open-plan living space with skylights and has the "wow" factor throughout. Location Highlights: • Perfectly located near Burnham Train Station (Cross rail), ideal for London commuters • Within easy reach of Slough Town Centre, supermarkets, restaurants, and local amenities • Excellent motorway connectivity: M40, M4, M25, London, and Heathrow Airport • Located in the catchment area of Outstanding Lynch Hill Primary Academy and prestigious Grammar Schools including Burnham, Herschel, Langley, and Upton Court Property Features: • Freehold • Fully Double Glazed & Centrally Heated • Energy-efficient EPC Rating - B • Fitted Solar Panels • Beautiful front garden with paved driveway for 2 cars • Private rear garden, beautifully maintained • Gated and secured bike storage • Two allocated parking spaces and additional visitor parking nearby • Potential to convert the large loft into a 4th bedroom (STPP)

Ground Floor: • Entrance Hall: Private entrance leading to a bright and airy living area • Extended Open Plan Living & Dining Room (7.15m x 4.80m / 23'5" x 15'9") o Skylights providing natural light o French doors leading to the rear garden o Radiators and double-glazed windows • Modern Fully Integrated Kitchen (2.95m x 2.45m / 9'8" x 8'0") o Gas hob, oven, microwave, extractor fan, fridge freezer, dishwasher o Ample storage cabinets and worktop space • Downstairs Cloakroom: Tiled flooring, WC, wash basin with mixer tap, radiator, extractor fan, double-glazed window • Understairs Storage: Spacious, gated storage area First Floor: • Bedroom One (3.90m x 2.60m / 12'9" x 8'6") - Spacious double bedroom with fitted wardrobe, radiator and double-glazed window • Bedroom Two (3.70m x 2.45m / 12'1" x 8'0") - Double room with fitted wardrobe, radiator, and double-glazed window • Bedroom Three (2.50m x 2.20m / 8'2" x 7'2") - Ideal as a child's bedroom or office, radiator, double-glazed window • Family Bathroom: Fully tiled, bath with mixer tap, WC, basin with mixer tap, extractor fan • Additional Storage: Gated storage area Council Tax Band: D This home is a rare opportunity combining location, design, and practicality — perfect for families and commuters alike. Viewings are strongly recommended. Contact us today to arrange your viewing! All information provided in 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 co-operation in order that there will be no delay in agreeing 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 which is of particular importance to you, please contact us and we will be pleased to check the position for you, especially if you are travelling 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 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: Terraced Full selling price: £485000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: D EPC rating: B Measurement: 915 sq.ft. Outside Space: Front Garden, Rear Garden Parking: Driveway Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain Free Possession of the property:self occupied...

3

Bed Room(s)

1

Bath Room(s)

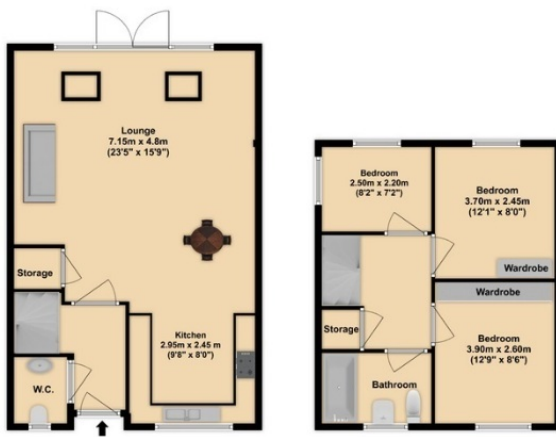
1

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.



## EPC GRAPH

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 83 B    | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

#### Carbon emissions

|                                      |                               |
|--------------------------------------|-------------------------------|
| An average household produces        | 6 tonnes of CO <sub>2</sub>   |
| This property produces               | 1.5 tonnes of CO <sub>2</sub> |
| This property's potential production | 1.3 tonnes of CO <sub>2</sub> |

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