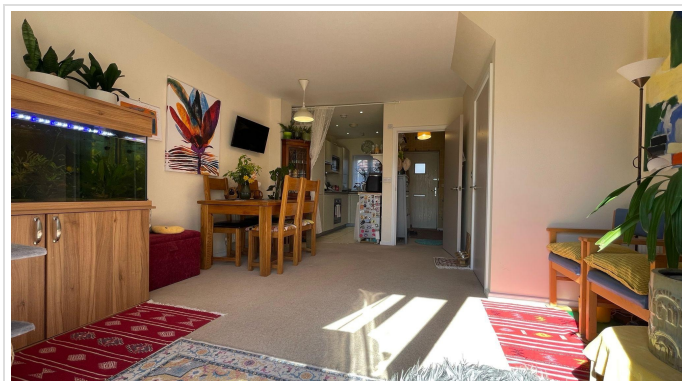


## 2 Bed Terraced In Kerswell Close , Slough, SL2 2QH

£385,000







## SHORT DESCRIPTION

Property Ref: 14697 A beautifully presented, spacious, modern, and almost new two-bedroom terraced home, located in a highly sought-after area and offered for sale. This property is perfectly situated near Burnham Train Station (Crossrail)—ideal for London commuters—and within easy reach of Slough town centre, supermarkets, restaurants, and a wealth of other amenities. It is well-connected to major motorways M40, M4, M25, London, and Heathrow Airport. The home also falls within the catchment of Outstanding Lynch Hill Primary Academy and several grammar schools, including Herschel, Langley, and Upton Court Slough Grammar Schools. Accommodation Includes: • Entrance Hall: Private entrance leading to the living area. • Living & Dining Room: 4.6m x 4.25m, fully carpeted, gas radiators, and French doors opening to the rear garden. • Fully Integrated Kitchen: 2.95m x 1.9m, tiled flooring, fitted with modern units, gas hob, oven, microwave, fridge freezer, dishwasher, extractor fan, and ample storage. Double-glazed window. • Downstairs Cloakroom: Tiled flooring, WC, basin with mixer tap, extractor fan, gas radiator, and double-glazed window. • Downstairs Storage: A good-sized, gated storage area. First Floor Comprises: • Bedroom One: 4.25m x 2.25m, spacious double room with a double-glazed window and gas radiator. • Bedroom Two: 4.25m x 2.65m, another spacious double room with a double-glazed window and gas radiator. • Family Bathroom: Tiled flooring, close-coupled WC, bathtub with mixer tap, sink with mixer tap, extractor fan, and gas heated towel rail. • First Floor Storage: A good-sized gated storage area. External Features: • Beautifully paved front garden with private driveway parking for two cars. • Well-maintained rear garden. • Several visitor parking spaces nearby. • Gated and secure bike storage. Additional Benefits: • Fully double glazed • Centralized gas heating • Fitted solar panels • Energy-efficient home (EPC Rating B) • Council Tax Band: C Viewings are highly recommended for this exceptional property in a prime location. Don't miss out! 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 endeavour 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 finalising 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: £385000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: C EPC rating: B Measurement: 678 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: Need to Ask...-

2

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.



TOTAL APPROX FLOOR AREA 63 SQM (678 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

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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	85 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

### 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	0.9 tonnes of CO <sub>2</sub>
This property's potential production	0.7 tonnes of CO <sub>2</sub>

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