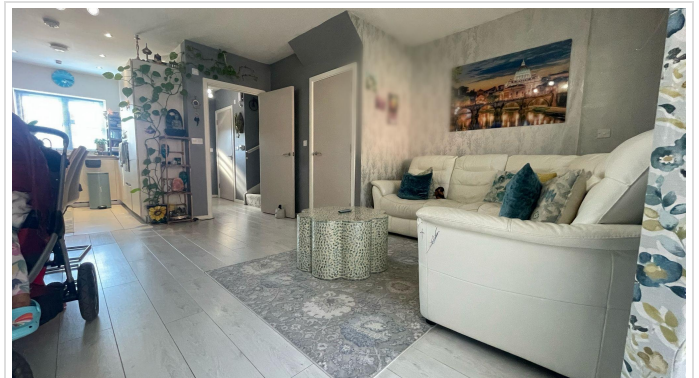
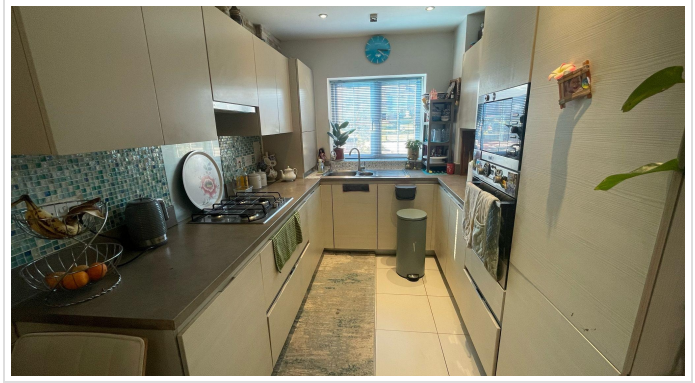


## 3 Bed Terraced In Marunden Green Slough, Slough, SL2 2DU

£440,000







## SHORT DESCRIPTION

Property Ref: 15172 Discover this magnificently presented, spacious, and almost new 3-bedroom terraced home, located in a highly sought-after area. Designed to impress, this property combines modern elegance with exceptional functionality, offering a wow factor throughout its impeccably designed interior. Location Highlights: Prime Location: Situated near Burnham Train Station (Crossrail), offering easy access to London. Convenience at Your Doorstep: Within easy reach of Slough town center, train station, supermarkets, restaurants, and a host of other amenities. Excellent Transport Links: Close to M40, M4, M25 motorways, London, and Heathrow Airport. Top Schools Nearby: In the catchment area for outstanding schools such as Lynch Hill Primary Academy and several Grammar Schools. Key Features: Spacious Living Areas: Thoughtfully laid out to maximize comfort and style. Modern Kitchen: Equipped with state-of-the-art appliances and sleek finishes. Three Bedrooms: Perfect for families, with ample natural light and storage. Family Bathroom & Cloakroom: Modern fixtures and finishes for added convenience. Parking: Two private driveway spaces for secure and convenient parking. Ample Storage: Includes a very good-sized loft, offering potential for conversion into a fourth bedroom (subject to planning permission). Suitable property for outbuilding and rear extension (STPP) Large Garden: Perfect for outdoor entertaining, gardening, or simply relaxing in a tranquil setting. This property is an ideal choice for families, professionals, or anyone looking for a contemporary and comfortable living space. Additional Benefits: NHBC warranty for peace of mind. Fully double-glazed windows and centralized gas heating for comfort and energy efficiency. Fitted solar panels for sustainable living. This property is designed to impress with its thoughtful layout, excellent location, and modern features. Don't miss this opportunity to secure a fantastic home in a sought-after area. The property on ground floor comprises: • Entrance Hall, a private entrance leading to Living room. • Open Plan Living and Dining Room, 4.80m X 4.80m (15'9 x 15'9), Radiators, Laminate floor, Double glazed window and French door leading to Garden. • Kitchen, 2.95m X 2.45m (9'8 x 8'0), Fully fitted modular kitchen with eye catching units gas hob, fridge freezer, dishwasher, oven, microwave, extractor fan, Double glazed window. Lots of kitchen cabinets storage units. • Downstairs cloakroom, Tiled floor, Radiator, close coupled WC, Basin with mixer tap, extractor fan, Double Glaze window. • Storage, A gated downstairs floor good size storage. The property on first floor comprises: • Bedroom One, 3.70m X 2.45m (12'1 x 8'0), spacious double room, wardrobe, Double glazed window, Radiator • Bedroom Two, 3.90m X 2.60m (12'9 x 8'6), spacious double room, wardrobe, Double glazed window, Radiator. • Bedroom Three, 2.50m X 2.20m (8'2 x 7'2), Double glazed window, Radiator. • Family Bathroom, Tiled floor, Close coupled WC, Bath tub with mixer tap, sink with mixer tap, extractor fan. • Storage, A gated first floor good size storage. • Front driveway for 2 cars parking and Several visitor parking nearby. • Rear Garden, beautifully maintained private rear large size garden. • Gated and secured Bike storage. • Energy efficient home with EPC rating B. 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. Property Type: Terraced Full selling price: £440000 Pricing Options: Offers in excess of Tenure: Freehold Council tax band: C EPC rating: B Measurement: 678.126 sq.ft. Outside Space: Front Garden, Rear Garden Parking: Driveway Heating Type: Double Glazing 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.



TOTAL APPROX FLOOR AREA 76 SQM (818.50 Square Feet)

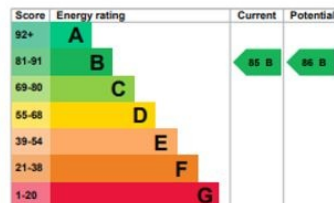
## EPC GRAPH

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 rating and score

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

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



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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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

### 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>

You could improve this property's CO<sub>2</sub> emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

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