

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

£465,000





SHORT DESCRIPTION

Property Ref- 15234 Modern 3-Bedroom Mid Terrace Home – Prime Location Near Burnham Station A beautifully presented, spacious, and nearly new 3-bedroom mid terrace house, offered for sale in a highly sought-after location. This stunning home is modern in design and superbly maintained, delivering an impressive wow factor throughout. Key Features- Prime location near Burnham Crossrail Station – ideal for London commuters Easy access to Slough town centre, train stations, supermarkets, restaurants, and other amenities Excellent motorway connectivity (M40, M4, M25), London, and Heathrow Airport Within catchment for outstanding Lynch Hill Primary Academy and renowned grammar schools- Burnham, Herschel, Upton Court, St. Bernards, and Langley Grammar Energy-efficient home with EPC Rating B, fitted solar panels and NHBC warranty Accommodation Overview- Ground Floor- Entrance Hall – Welcoming private entrance leading into the main living area Open Plan Living & Dining Room (4.80m x 4.80m - 15,9 x 15,9) – Bright and airy with laminate flooring, radiators, double glazed window, and French doors opening into the rear garden Modern Kitchen (2.95m x 2.45m - 9,8 x 8,0) – Fully integrated modular kitchen with eye-catching units, gas hob, oven, microwave, extractor fan, fridge-freezer, dishwasher, and washing machine. Ample cabinet storage and a double glazed window Downstairs WC – Tiled floor, close-coupled WC, basin with mixer tap, radiator, extractor fan, and double glazed window Under-stair Storage – Secure, good-sized cupboard First Floor- Bedroom One (3.90m x 2.60m - 12,9 x 8,6) – Spacious double bedroom with built-in wardrobe, radiator, and double glazed window Bedroom Two (3.70m x 2.45m - 12,1 x 8,0) – Another double room, radiator, and double glazed window Bedroom Three (2.50m x 2.20m - 8,2 x 7,2) – Ideal as a child room or study, with radiator and double glazed window Family Bathroom – Stylishly tiled, with a bathtub and mixer tap, close-coupled WC, sink with mixer tap, and extractor fan First Floor Storage – Gated, sizeable storage space External Features- Private Rear Garden – low-maintenance garden, and ideal for relaxing or entertaining Driveway Parking for 4 Cars – Plus several nearby visitor parking bays Gated and Secure Bike Storage Large Loft Space – Offers excellent potential for conversion into a fourth bedroom, subject to planning permission (STPP) Summary- This outstanding family home ticks every box – modern, spacious, energy-efficient, and ideally located for transport, schools, and lifestyle. Viewings are highly recommended to truly appreciate everything this property has to offer. 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- £465000.00 Pricing Options- Guide Price Tenure- Freehold Council tax band- C EPC rating- B Measurement- 818.057 sq.ft. Outside Space- Rear Garden Parking- Driveway Heating Type- Double Glazing -----

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.



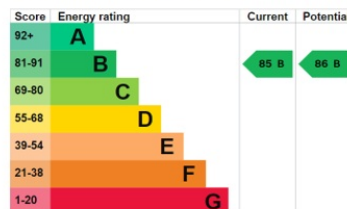
EPC GRAPH

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Energy rating and score

This property's current 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.

Impact on the environment

This property's current 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 (CO₂) they produce each year. CO₂ harms the environment.

Carbon emissions

An average household produces	6 tonnes of CO ₂
This property produces	0.9 tonnes of CO ₂
This property's potential production	0.7 tonnes of CO ₂

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

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