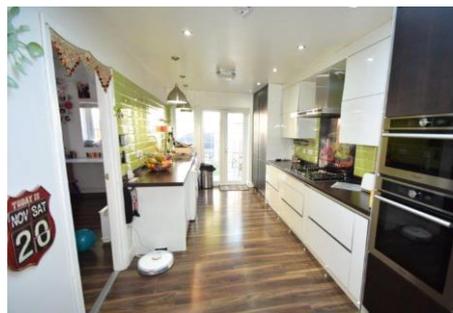


The **Frost** Partnership

Slough Sales: T: 01753 820000 E: slough@frostweb.co.uk

59 Howard Avenue, Slough, Berkshire, SL2 1LD

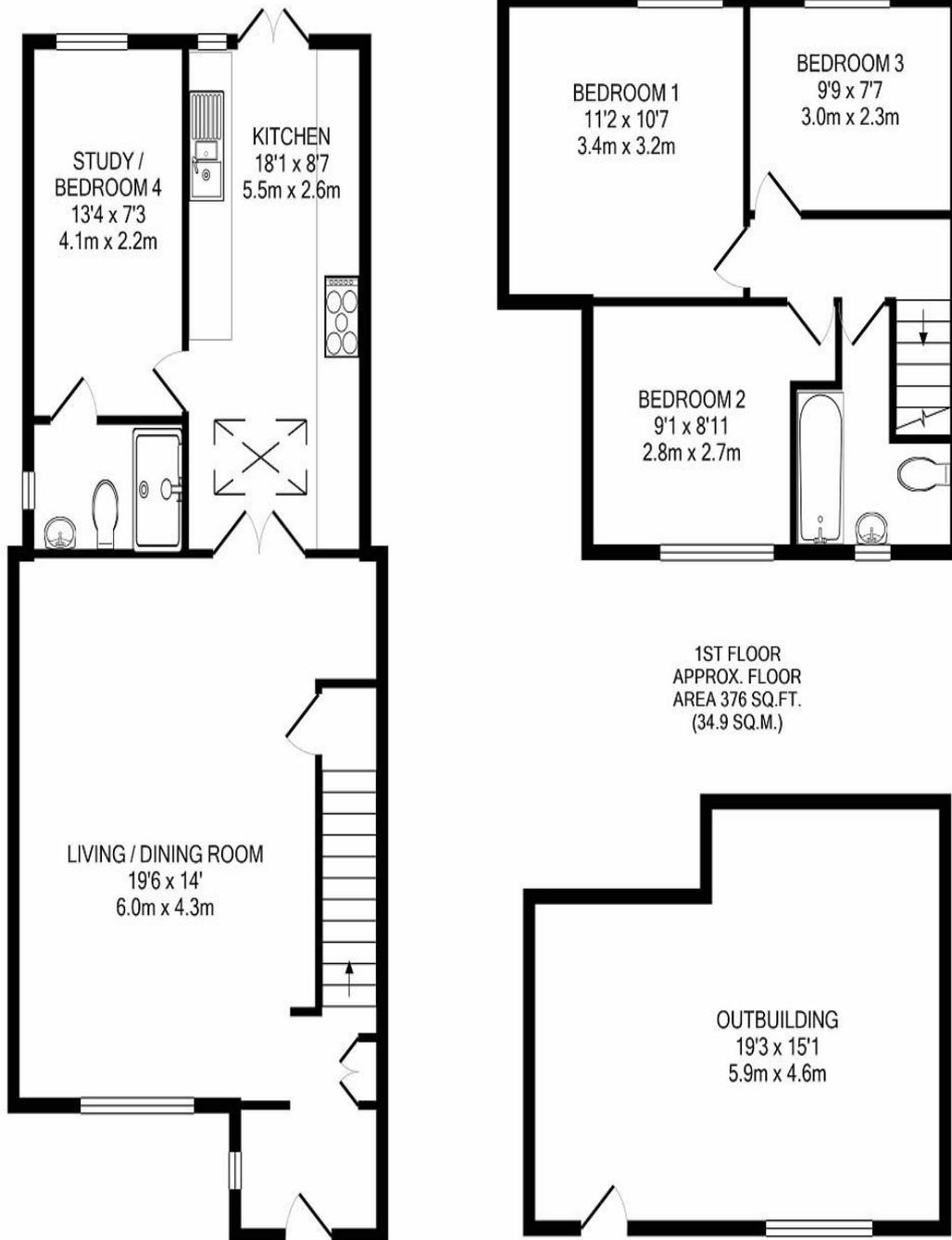
Guide Price £450,000 Freehold



- Impressive 3/4 bedroom home
- Extended to the ground floor
- Bathroom and shower room

- Superb refitted kitchen
- Garden with outbuilding
- Paved off road parking

NOT TO SCALE



GROUND FLOOR
APPROX. FLOOR
AREA 648 SQ.FT.
(60.2 SQ.M.)

The Frost Partnership

OUTBUILDING
APPROX. FLOOR
AREA 264 SQ.FT.
(24.5 SQ.M.)

HOWARD AVENUE, SLOUGH, BERKSHIRE, SL2 1LD
TOTAL APPROX. FLOOR AREA 1288 SQ.FT. (119.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only 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

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Property Description

A wonderful opportunity to purchase this rather impressive family home, which has been extended to the ground floor. Downstairs offers an open plan reception, a superb, refitted kitchen, bedroom 4/study and ensuite shower room. Upstairs are three bedrooms, and an upstairs bathroom has been added. Outside you have a pleasant rear garden with a very useful outbuilding and to the front paved off road parking. Properties of this calibre rarely become available therefore early viewings are advised.

EPC Rating : C

The accommodation comprises (all measurements approximate):-

Ground Floor

Steel security door leading into:-

Entrance Porch

Tiled flooring, storage units, further shelving cupboard open access with radiator and stairs leading to the first floor.

Living Room

Front aspect double glazed window, laminate flooring, 2 radiators, storage cupboard, recess area with bench seating.

Kitchen

A superb refitted kitchen with an excellent range of wall, base and tall units with worktops and sink, built in electric oven, microwave, fridge freezer, gas hob and cooker hood, laminate flooring, double doors to the garden.

Bedroom 4/ study

Double glazed window, radiator, laminate flooring.

Ensuite

With a double size shower cubicle, w.c., hand basin with vanity cupboard, tiled walls, chrome heated towel rail.

First Floor

Bedroom 1

Double glazed window, radiator.

Bedroom 2

Double glazed window, radiator.

Bedroom 3

Double glazed window, radiator.

Bathroom

Bath, w.c., hand basin with vanity cupboard, radiator, tiled walls.

Outside

A maintained garden to the rear with patio and side access gate, includes storage unit, outbuilding with light and power.

To the front is block paved allowing parking.

VIEWING

**Via The Frost Partnership, Mackenzie Street, Slough, Berkshire
Telephone: 01753 820000 Email: slough@frostweb.co.uk**

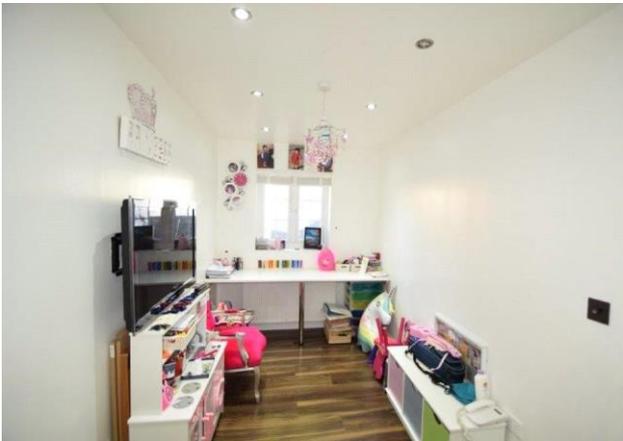
AGENT'S NOTE

Mortgage Advice Bureau (MAB)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Mortgage Advice Bureau (MAB). They are one of the largest mortgage brokers in the country and provide specialist mortgage advice. They can search thousands of mortgage deals to find the right one for you and due to their size have exclusive rates from many lenders that cannot be found on the high street or anywhere else. MAB have won over 70 national awards for the quality of their advice and service during the last five years. It is your decision whether you choose to deal with MAB. Should you decide to use MAB, The Frost Partnership will receive a referral fee of £300 inclusive of VAT from MAB. You will not have to pay anything with regard to this to The Frost Partnership.

Home Legal Services (HLS)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Home Legal Services (HLS) for conveyancing services. HLS provide us with a panel of quality conveyancing solicitors who operate on a fixed fee and a no sale, no fee arrangement, with 24/7 online case reports keeping you up to date at all times. It is your decision whether you choose to deal with HLS. Should you decide to use HLS, The Frost Partnership will receive a referral fee of £250 inclusive of VAT from HLS. You will not have to pay anything with regard to this to The Frost Partnership.



Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.