



**Connells**

Woodland Avenue  
Slough



### Property Description

**\*\*SHARE OF FREEHOLD\*\*** A well-presented two bedroom ground floor maisonette ideally located within a popular residential area of Slough. This spacious home offers comfortable and practical living, making it an ideal purchase for first-time buyers, downsizers, or investors alike.

The property features a generously sized lounge with excellent natural light, a fitted kitchen, and two well-proportioned bedrooms. The accommodation is complemented by a family bathroom and benefits from a private and accessible ground floor layout.

Outside, the maisonette enjoys the rare advantage of both front and rear gardens, providing excellent outdoor space for relaxing or entertaining. Further benefits include a private driveway, offering convenient off-street parking.

Woodland Avenue is conveniently positioned close to local amenities, schools, and transport links, with easy access to Slough town centre and the M4 motorway.

\*\*\*\*Agents Note - The vendor is willing to extend the lease for 999 years\*\*\*

### Entrance Hall

Radiator, laminate floor

### Lounge

Front aspect window, radiator, fireplace, laminate floor

### Kitchen

Rear aspect window, range of wall & base units, one and a half bowl sink drainer with mixer tap, gas cooker point, space for fridge freezer, radiator, tiled floor, door to garden

### Bedroom One

Front aspect windows, radiator, built-in wardrobe, laminate floor

### Bedroom Two

Rear aspect window, radiator, laminate floor

### Bathroom

Rear aspect window, bath with mixer tap & shower attachment, wash hand basin, WC, plumbing for washing machine, wall-mounted boiler (Valliant combi boiler fitted in 2024 with 10 year guarantee), radiator, tiled floor, understair cupboard

### Outside

#### To The Front

Garden laid to lawn and driveway offering off-street parking

## Rear Garden

Mainly laid to lawn with patio area, shed, gate for access





Total floor area 65.4 m<sup>2</sup> (704 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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111 High Street  
 SLOUGH SL1 1DH

EPC Rating: C

Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SGH311447](http://connells.co.uk/Property/SGH311447)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1959. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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