

Connells

Blumfield Crescent
Slough

Blumfield Crescent
Slough SL1 6NJ

for sale offers in excess of
£525,000







Property Description

A fantastic opportunity to purchase this three bedroom semi-detached family home located in a popular residential area of Burnham. Situated within walking distance to Burnham's Elizabeth Line train station & Burnham Grammar school and easy access to Burnham High Street.

It benefits from two reception rooms, separate kitchen, dining room, ground floor shower room, private rear garden, large driveway providing off street parking for several cars,

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Ground Floor

Entrance Hall

Stairs to first floor, understair cupboard, radiator

Shower Room

Rear aspect window, shower cubicle, WC, wash hand basin with vanity unit, fully tiled

Lounge

11' 8" max x 13' 9" (3.56m max x 4.19m)
Front aspect window, fireplace, radiator, laminate floor

Dining Room

11' 2" x 10' 2" (3.40m x 3.10m)
Rear aspect sliding doors to garden, radiator, laminate floor

Reception Room

12' 3" ex door recess x 12' 1" into bay (3.73m ex door recess x 3.68m into bay)
Side aspect window, radiator, laminate floor

Kitchen

19' 9" x 7' 5" (6.02m x 2.26m)
Side aspect window, range of wall & base units, one and a half bowl sink drainer, four ring integrated gas hob with oven under, cookerhood, plumbing for washing machine, space for fridge freezer, breakfast bar, wall mounted boiler, understair cupboard, tiled floor, door to garden, door to alley

First Floor

Landing

Access to loft

Bedroom One

13' 9" x 11' 1" max (4.19m x 3.38m max)
Front aspect window, fitted wardrobe, radiator

Bedroom Two

11' 2" x 11' 2" max (3.40m x 3.40m max)
Rear aspect window, fitted wardrobe, radiator

Bedroom Three

8' 2" x 8' 1" ex door recess (2.49m x 2.46m ex door recess)
Front aspect window, radiator

Bathroom

Rear aspect windows, bath with mixer tap & wall mounted shower, wash hand basin with vanity unit, WC, heated towel rail, extractor fan, fully

tiled

Outside

To The Front

Driveway, alley for rear access

Rear Garden

Mainly laid to lawn, patio, large storage shed











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.focalagent.com

To view this property please contact Connells on

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EPC Rating: E

Council Tax Band: D

view this property online connells.co.uk/Property/SGH311018

Tenure: Freehold

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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