



SNEAK PEAK OFF MARKET!!

Occupying a generous corner plot within a popular residential location, this three-bedroom semi-detached home presents an excellent opportunity for buyers looking to modernise and create their ideal family home. Offering well-proportioned accommodation, an integral garage and excellent scope to extend (subject to the necessary planning permissions), this is a property with significant potential.

The accommodation comprises an entrance hallway leading into a spacious reception room, providing an excellent living space with plenty of natural light. To the rear, the kitchen/breakfast room offers a practical layout with a range of fitted units, ample worktop space and room for informal dining, together with direct access to the rear garden.

To the first floor are three bedrooms, including two comfortable doubles and a single bedroom, all served by a family bathroom.

While the property would benefit from a programme of cosmetic modernisation, it has been well cared for over the years and offers an excellent blank canvas for buyers wishing to update and personalise a home to their own specification.

One of the property's key selling points is its generous corner plot, which offers exciting potential for

Property Information

-  THREE BEDROOMS
-  SEMI DETACHED
-  DRIVEWAY PARKING
-  CHAIN FREE
-  CORNER PLOT
-  GARAGE
-  EXTENSION POTENTIAL


x3
Bedrooms


x1
Reception Rooms


x1
Bathrooms


x2
Parking Spaces


Y
Garden


Y
Garage

Transport Links

York Avenue is ideally located for commuters, offering excellent transport connections by both road and rail. Slough town centre and the Elizabeth Line are within easy reach, providing direct services to London Paddington, Bond Street, Tottenham Court Road, Canary Wharf and beyond. The property also benefits from convenient access to the M4 (Junctions 5, 6 and 7), M25 and A4, while Heathrow Airport is approximately 20 minutes away by car, making it an ideal location for those travelling for work or leisure.

Local Schools

The property is well positioned for families, with a number of highly regarded schools located nearby. These include Godolphin Junior Academy, St Mary's Church of England Primary School, Claycots School, Baylis Court School and The Westgate School. The area also offers access to several sought-after grammar schools, including Herschel Grammar School, Upton Court Grammar School and Langley Grammar School, making this an excellent location for families with children of all ages.

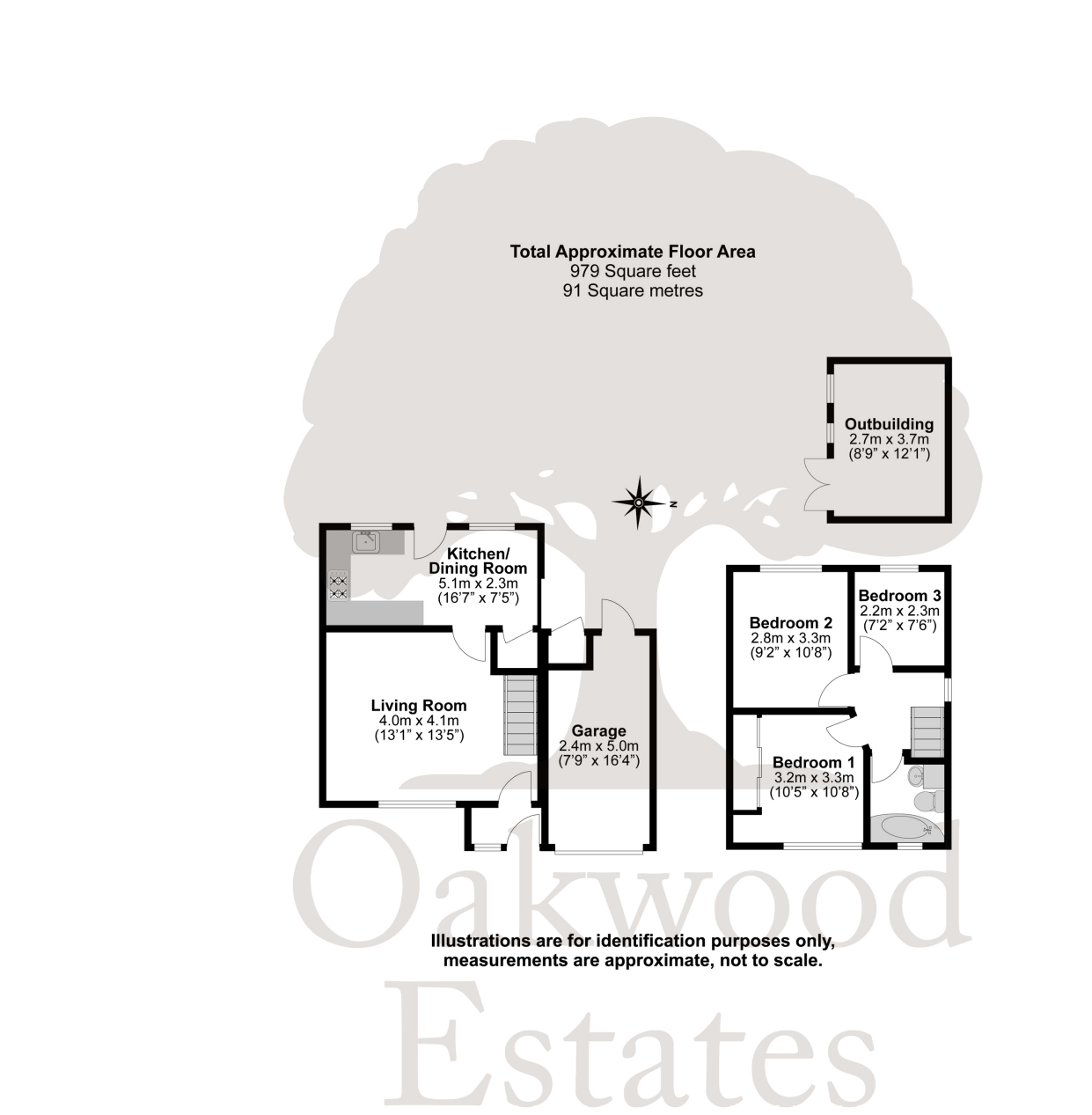
Local Area

Situated in a well-established residential neighbourhood, York Avenue enjoys easy access to a wide range of everyday amenities. Nearby you'll find supermarkets, convenience stores, cafés, restaurants and leisure facilities, while Slough town centre offers an excellent selection of shopping, entertainment and dining options. Black Park Country Park, Langley Park and Herschel Park are all within easy reach, providing beautiful green spaces for walking, cycling and family recreation.

Council Tax

Band C

Floor Plan



Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		