



Hawthorne Crescent, Slough, SL1 3NQ
Offers In Excess Of £435,000 Freehold

THREE BEDROOM END TERRACE FAMILY HOME - POTENTIAL TO EXTEND STPP

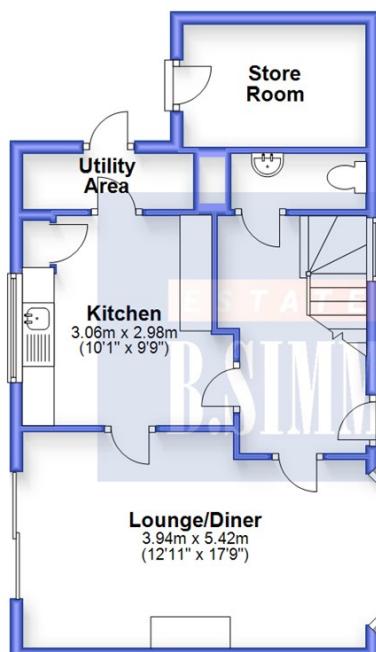
Three bedroom end terrace family home, located within walking distance of amenities and Slough train station giving links to London Paddington. The property benefits from three double bedrooms, well presented kitchen, spacious lounge/ diner, downstairs cloakroom, family shower room, gas central heating, double glazing, large rear garden with garage accessed via service road and potential to extend and no onwards chain. Internal viewings strongly recommended.





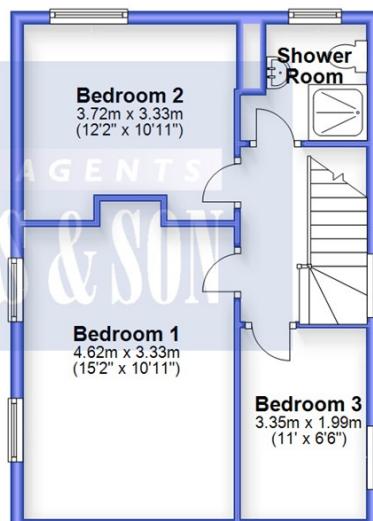
Ground Floor

Approx. 51.0 sq. metres (549.0 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.1 sq. feet)



Total area: approx. 93.3 sq. metres (1004.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement.

These plans are for representation purposes only and should be used as such by any prospective purchaser.

Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of a valuation or for any legal purpose.

Plan produced using PlanUp.

- Three Double Bedrooms
- End Of Terrace
- GCH & DG
- Potential To Extend
- No Onwards Chain STPP
- Large Rear Garden
- Garage
- Spacious Lounge/ Diner
- Walking Distance to Slough Train Station
- EPC : D



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 83 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 61 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | 1 | 1 |
| Not environmentally friendly - higher CO ₂ emissions | | |
| EU Directive 2002/91/EC | | |