Meadowbrook Close, Colnbrook, Berkshire, SL3 0PA

OIEO £548,800
Freehold

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T: 01753 545 555 bsimmons.co.uk



Tucked away in a quiet cul-de-sac location in the village of Colnbrook, B Simmons are delighted to present to the market this detached family home, offering a light and airy spacious accommodation, with huge scope for extension, subject to planning permission. An internal viewing is highly recommended.

As you enter the property, you walk into an inviting entrance hallway with stairs leading to the first floor. Adjoining doors provide access through to a fitted kitchen, which overlooks the rear garden and has a double glazed door to the side. There is an open plan living/dining room with a bay window to the front and patio doors to the rear. On the first floor, there are three well proportioned bedrooms, a bathroom fitted with a matching suite with a shower over the bath and a separate W.C. Outside, there is a large private rear garden laid to lawn with a well established flower and shrub borders, a raised patio area for outside entertainment, a green house, a garden storage shed and to the back left of the garden there is a single detached garage with power and lighting. To the front of the property, there is a well established garden and a driveway providing ample off street parking.

Colnbrook is a charming village setting offering local shops, parkland, fantastic bus links to London Heathrow, and a well-regarded public house/restaurant, 'The Ostrich'. There is also easy access to the M4, M25, M40, and A4, and several local primary schools are within walking distance along with local shops and a pharmacy.

Council Tax Band: D / EPC Rating: D

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Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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Total floor area: 113.3 sq.m. (1,219 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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



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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.