

Dolphin Road, Slough, Berkshire, SL1 1TA

Guide Price £500,000

Freehold

b simmons

T: 01753 545 555 bsimmons.co.uk



Located on the outskirts of Langley and offering easy access to local shops and good transport links, B Simmons are delighted to present to the market this 1930's semi detached family home in need of refurbishment and offering huge scope for extension (STPP). Offered with vacant possession this really is one for those wishing to avoid a chain.

As you enter through the front door, you walk into an entrance hallway with stairs leading to the first floor. Adjoining doors lead through to a bay fronted living room with a feature fireplace, a separate dining room overlooking the rear garden and a galley style fitted kitchen. On the first floor, there are three well proportioned bedrooms; all having built in wardrobes and a separate family bathroom fitted with a three piece suite. Outside there is a large well established private rear garden, predominantly laid to lawn with a storage shed, outside W.C and integral storage cupboard. To the front of the property there is a small garden with hedged perimeters and a private driveway leading to a single garage.

The property is located within walking distance of a Sainsbury's superstore and other local shops, good bus links giving easy access to Slough/Langley railway/ Elizabeth Line stations, schooling for all ages including the renowned St Bernards Catholic and Upton Court Grammar schools.

Council Tax Band: D / EPC Rating: TBC

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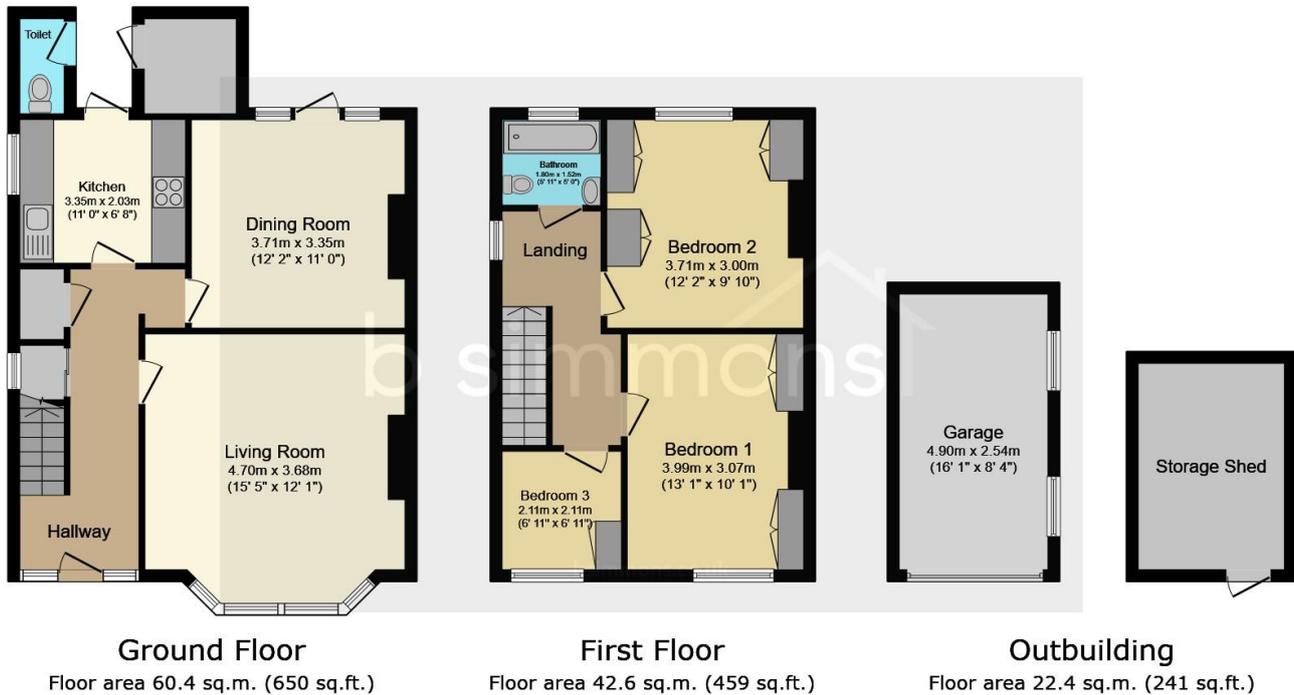
Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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Total floor area: 125.4 sq.m. (1,350 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.