

Withycroft, George Green, Berkshire, SL3 6BH

£635,000

Freehold

b simmons

T: 01753 545 555 bsimmons.co.uk



Tucked away in a quiet cul-de-sac location in the semi rural area of George Green, B Simmons are delighted to present to the market this extended, spacious family home backing on to open fields and situated on a corner plot.

As you enter through the front door you walk into an entrance hallway with stairs leading to the first floor and adjoining doors through to; a bay fronted living room with feature fireplace, a contemporary downstairs shower room, a modern fitted kitchen with some integrated appliances, and is open plan to a dining room with double glazed French doors out to a conservatory overlooking the rear garden. On the first floor there are three well proportioned bedrooms, the master and the second both having built in wardrobes, and there is a separate family bathroom fitted with a matching white three piece suite and fully tiled walls. Outside there is a westerly facing large rear garden measuring approximately 100ft, predominantly laid to lawn with mature shrub borders, a patio area for outside entertaining, a garden storage shed and a cabin which has power and lighting, previously used as an office and on occasions a spare room. To the front there is an usually good space which the current owners have created plenty of driveway parking for multiple vehicles, leading to a garage with power and lighting.

George Green is known as a relatively quiet semi rural area and is an attractive place for families and individuals seeking a residential setting. The area is well-connected to the amenities and services available in Slough town centre, which is approximately a mile and a half away with a range of shopping facilities, schooling and transport links. Additionally, George Green is in close proximity to Langley Country Park providing residents easy access to green spaces and recreational opportunities.

Council Tax Band: D / EPC Rating: B

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

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Total floor area: 115.5 sq.m. (1,243 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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T: 01753 545555 E: langley@bsimmons.co.uk

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.