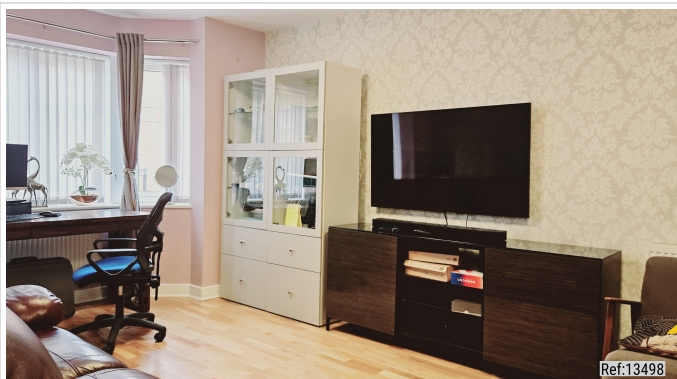


3 Bed Semi-Detached In Boxall Way Slough, Slough, SL3 7UG £2,300 Monthly



SHORT DESCRIPTION

Property Ref: 13498 Council tax:E A Spacious and new built modern Semi detached family house in a well-known development, offered for rent. The property is perfectly located near to Slough & Langley Train station (cross rail station), within easy reach of

Slough town centre and well connected to all motorways such as M4, M25, London and Heathrow airport. This property is in catchment of outstanding primary school such as Castle view and several Grammar Schools like Langley, Upton court, St Bernard. Accommodation comprising of entrance hall, Large size living room, fully integrated kitchen including dishwasher, 3 double bedrooms, two bathrooms, a downstairs cloakroom, Parkings, visitor and rear garden. The property also benefits from fitted solar panels which reduce energy bills. Other benefits include fully double glazed, centralized gas heating. The property is situated within close proximity to supermarkets, regular bus services to Slough Town Centre, restaurants and a wealth of other amenities. Viewings are strongly recommended for this highly sought after property. • Entrance Hall, a private entrance with a cloakroom, gas Radiator. • Cloakroom, Tiled floor, close coupled WC, Basin with mixer tap, extractor fan. Gas Radiator • Living Room, fully laminate, gas radiators, double glazed window. • Kitchen/Diner, Tiled floor, Open plan Fully fitted modular kitchen with eye catching units gas cooker, large size fridge freezer, washer dryer, dishwasher, oven, microwave, boiler, extractor fan, Double glazed window. Lots of storage units. • Storage, a good size ground floor storage. • Bedroom One, Double glazed window. Gas Radiator. Fitted wardrobe. • En-suite, Tiled floor, close coupled WC, Basin with mixer tap, Shower, extractor fan, Towel rail • Bedroom Two, Double glazed window. Gas Radiator. Fitted wardrobe. • Bedroom Three, Double glazed window. Gas Radiator. Fitted wardrobe. • Bathroom, Tiled floor. Close coupled WC, bath tub with mixer tap, shower, pedestal sink, extractor fan, heated towel rail. • Storage, a good size first floor storage. • A good size rear garden with rear access to driveway parking. • Council Tax Band: E • Allocated parking and several visitor parking. • Highly energy efficient home with solar panels. • Garage is not part of the let. ** This property is available as furnished or unfurnished (Landlord is flexible) All information provided in ad is for guidance purpose. We take no warranty as to the accuracy or completeness of this advertisement or any linked information. 1. Money Laundering Regulations: Intending purchasers/tenants will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/Let. 2. General: While we endeavour to make our sales/Let particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. 3. Measurements: If any measurements are provided then these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before agreeing the sale/Let or any item. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers/tenants to commission their own survey or service reports before finalising their offer to purchase/Let. 5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. We have no any authority to make or give any representation or warranty whatever in relation to this property. 6: We as an agent has not sought to verify the legal title of the property and the buyers/Tenant must obtain verification from their solicitor.....



Bed Room(s)



Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Impact on the environment

This property's environmental impact rating is B. It has the potential to be A.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO ₂
This property produces	1.1 tonnes of CO ₂
This property's potential production	0.2 tonnes of CO ₂

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

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