



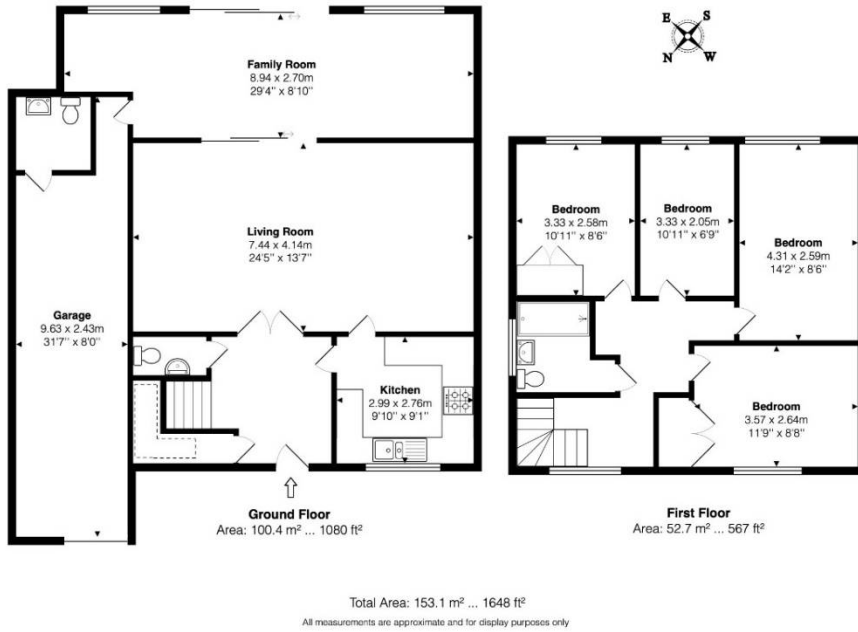
## £675,000 Freehold

Sherborne Close, Colnbrook, SL3

Simple Estate Agents present to the market this fully refurbished four bed detached house with integral garage. The property benefits from shower room and two further w/c, two reception rooms, underfloor heating, good size rear garden and off street parking for multiple cars to the front. The property has been totally modernised to a high standard, which makes it an ideal choice for someone looking to move straight into. Call to arrange a viewing today...

# Sherborne Close, Colnbrook, SL3

24 Sherborne Close



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## Directions

UB3 3ES Coldharbour Ln, Hayes ? Drive from Coldharbour Ln to Hayes Town 1 min (0.2 mi) ? Follow Station Rd to High St/A437 5 min (0.8 mi) Continue onto High St/A437 ? 2 min (0.8 mi) At the roundabout, take the 3rd exit onto Sipson Ln ? 3 min (0.9 mi) At the roundabout, take the 3rd exit onto Sipson Rd/A408 ? 21 sec (364 ft) At the roundabout, take the 1st exit onto Harmondsworth Ln ? 2 min (0.8 mi) ? Continue on A3044. Take Colnbrook By-Pass/A4 and Bath Rd to Sherborne Cl in Slough 6 min (2.4 mi) Turn left onto Sherborne Cl ? Destination will be on the left ? 29 sec (413 ft) SL3 0PB Sherborne Cl, Colnbrook, Slough

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		EU Directive 2002/91/EC

General: While we endeavour to make our sales 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 the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. 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 to commission their own survey or service reports before finalizing their offer to purchase. 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. NEITHER SIMPLE ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.