



**Meadowbrook Close, Colnbrook, SL3 0PA OIEO £265,000 Freehold**



An immaculate one bedroom starter home, located within easy access of Heathrow Airport, and local amenities. Accommodation comprises entrance porch, lounge, fitted kitchen, double bedroom, bathroom, allocated parking, garden areas with further potential for additional parking, subject to local authority approval. Further benefits include electric heating and double glazing throughout. **Zero Stamp duty for First Time buyers up to £425,000.**

## Meadowbrook Close, Colnbrook, Berkshire, SL3 0PA

Composite double glazed main door to:

**ENTRANCE PORCH:**

Front aspect double glazed window and glazed double doors to:

**LOUNGE:**

**3.94m x 3.62m (12'11 x 11'10)** Coved ceiling, stairs to first floor, electric storage heater, front aspect double glazed window and opening to:

**FITTED KITCHEN:**

**2.98m x 2.23m (9'9 x 7'4)** Comprising eye and base level units with rolled edge work surfaces, one and half bowl single drainer unit with mixer tap, space for appliances, part tiled walls, coved ceiling, storage cupboard, tiled flooring and side access double glazed window.

**FIRST FLOOR LANDING:**

Electric heater and doors to all rooms.

**DOUBLE BEDROOM:**

**3.88m x 3.62m (12'8 x 11'10)** Coved ceiling, electric heater, fitted carpet and front aspect double glazed windows.

**BATHROOM:**

Three piece suite comprising panel enclosed bath, low level W.C, pedestal wash hand basin, fully tiled walls, tiled flooring and side aspect opaque double glazed window.

### OUTSIDE

**GARDEN AREAS:**

Lawned area, flower and shrub borders, timber shed, picket fencing and storage cupboard.

**PARKING:**

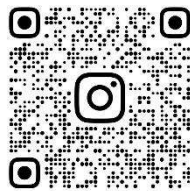
Allocated parking for one vehicle.

**COUNCIL TAX BAND:**

C- Slough Borough Council

**VIEWINGS:**

By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)



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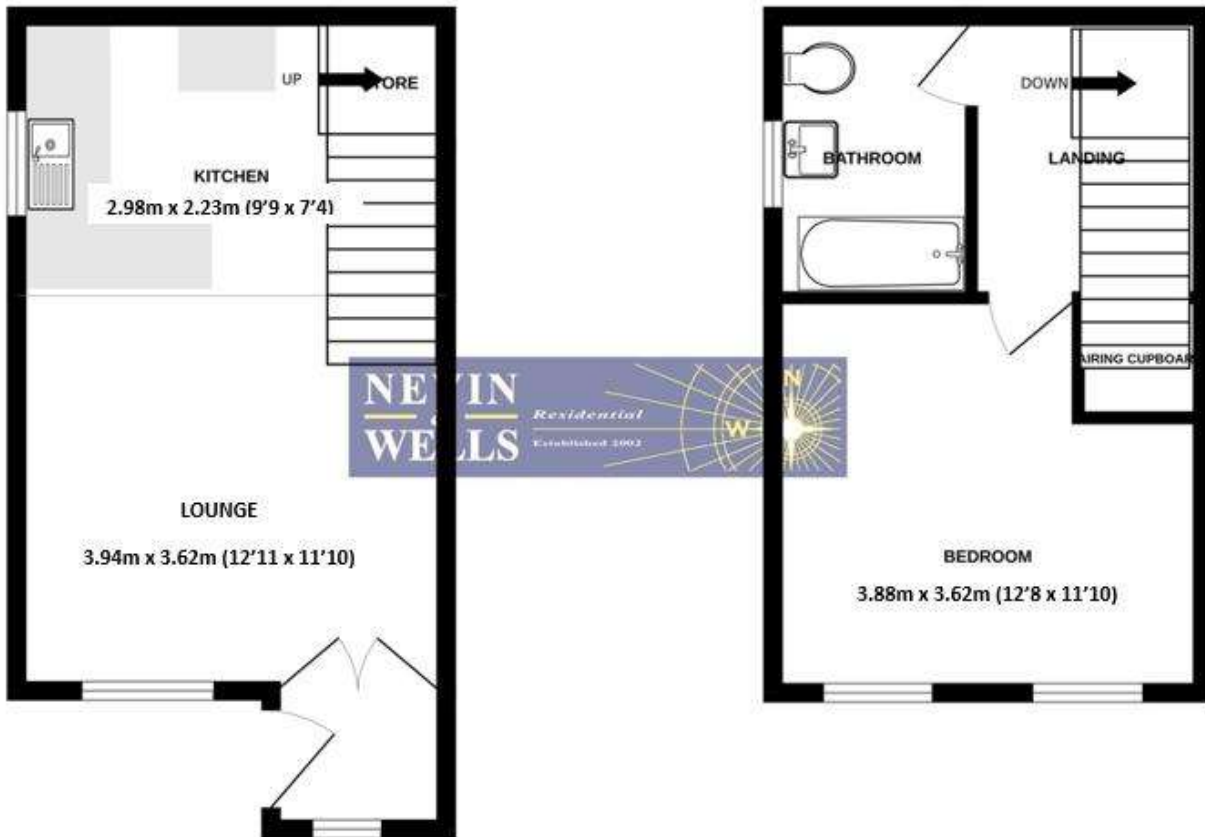
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**Meadowbrook Close, Colnbrook, Berkshire, SL3 0PA**

**FLOORPLAN**

**GROUND FLOOR**  
284 sq.ft. (26.4 sq.m.) approx.

**1ST FLOOR**  
263 sq.ft. (24.4 sq.m.) approx.



**TOTAL FLOOR AREA: 547 sq.ft. (50.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.**

## Meadowbrook Close, Colnbrok, Berkshire, SL3 0PA

### EPC

37, Meadowbrook Close Colnbrok SLOUGH SL3 0PA	Energy rating <b>E</b>
Valid until 5 July 2030	Certificate number 8710-7623-1120-5126-1206

Property type	End-terrace house
Total floor area	43 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

### Energy efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90   B
69-80	C		
55-68	D		
39-54	E	49   E	
21-38	F		
1-20	G		

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