



**Broad Oak Court, Farnham Road, Slough, SL2 1HY**

**£245,000**

A well-presented and generously proportioned first-floor maisonette, boasting over 580 sq ft, ideally situated within the sought-after Broad Oak Court, set back from Farnham Road in a peaceful and leafy setting. This bright and airy home offers spacious accommodation throughout, including two double bedrooms, a well-sized reception room, and a stylishly refitted kitchen. The property is offered to the market with no onward chain.

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The property is perfectly suited to first-time buyers, downsizers, or investors, providing a comfortable and versatile living environment, further enhanced by low service charges and ongoing costs. The accommodation comprises a welcoming entrance with stairs leading to a spacious lounge/diner, ideal for both relaxing and entertaining, alongside a modern fitted kitchen offering ample storage and worktop space. Additional benefits include excellent loft storage.

Both bedrooms are generously sized doubles, offering flexibility for family living, guests, or a home office. A well-appointed family bathroom completes the internal accommodation. The property also benefits from an EPC rating of C.

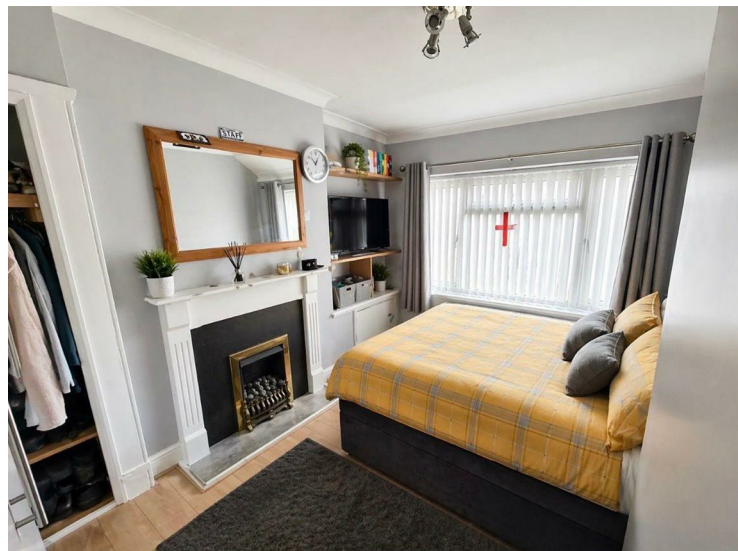
Externally, the property truly excels with a substantial private rear garden—perfect for outdoor dining, gardening, or enjoying the warmer months. A large brick-built shed provides excellent additional storage.

Broad Oak Court enjoys a convenient position with easy access to a wide range of local amenities, including diverse eateries, shops, and reputable schools. Nearby Slough and Farnham Common offer an extensive selection of supermarkets, restaurants, and leisure facilities.

For commuters, the property is ideally located with excellent road links via the M4, M40, and A40, while Burnham and Slough stations, served by the Elizabeth Line, provide fast and direct access into London.

We are informed that the ground rent is approximately £100 per annum, the service charge is approximately £580 per annum, and there are approximately 105 years remaining on the lease (all information to be verified by solicitors).

Combining generous living space, appealing outdoor areas, no onward chain, low ongoing costs, and excellent connectivity, this attractive maisonette represents a fantastic opportunity to acquire a home in a desirable and well-connected location.





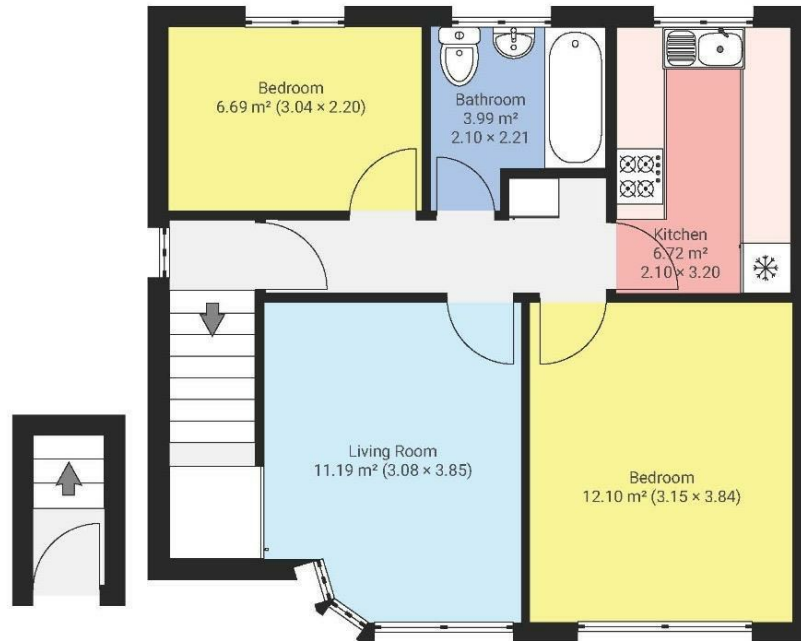
Please note that it is not our policy to test services, heating systems and domestic appliances and we cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to verify any information for you. All measurements have been taken by a sonic tape and should not be relied upon for their accuracy and could be subject to a small margin of error.

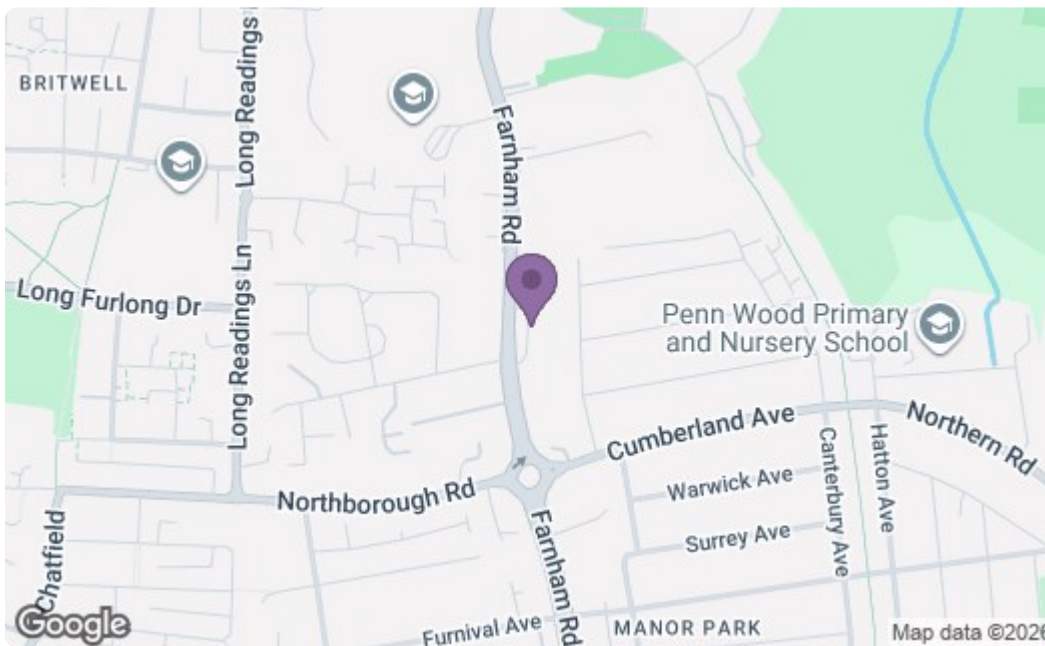
We understand that the property may be subject to a service charge and/or maintenance charge but have not been able to verify the terms and conditions. We advise that all interested parties should obtain verification and confirmation of any charges through their solicitors or surveyor.



TOTAL AREA: 50.57 m<sup>2</sup> • 544.00 sq<sup>2</sup>



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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