



22 Albany Park, Colnbrook, SL3 0JT

£240,000

 HORLER  
DATCHET

## 22 Albany Park, Colnbrook, SL3 0JT

Offered to the market is this great investment opportunity of a one bedroom freehold terraced house located just on the outskirts of Colnbrook Village centre over looking a beautiful green at the front. The property boasts having two allocated parking spaces, open plan lounge through kitchen with dining area and upstairs comprises of a double bedroom and bathroom. The property is being sold with no onward chain.



### **Front of property:**

Two off road parking spaces in front of the property, otherwise being mainly laid to lawn with a paved path leading to:

### **Entrance porch:**

Through and UPVC front door into a entrance porch with wood effect flooring, further wood and glass panelled door into:

### **Living room:**

A bright room with a window over the front aspect with wood effect flooring, under stairs storage cupboard, two radiators, TV, telephone and power points. Opening into:

### **Kitchen:**

Fitted with a range of eye and base level cream units with a complimentary work surface, inset sink with drainer, integral oven with a four ring hob and extractor fan above, space for freestanding appliances, window over the front aspect and tile splash backs.

### **Stairs to first floor landing:**

Loft access and storage cupboard, doors into:

### **Bedroom:**

A double bedroom with a recessed double wardrobe with hanging and shelving space, window over the front aspect, radiator, TV and power points.

### **Bathroom:**

A three piece white bathroom suite comprising of a panel enclose bath with shower above, low level W.C, pedestal wash hand basin, chrome heater towel rail, frosted window over the front aspect, tile flooring and partly tiled walls.

### **General information:**

Tenure: Freehold

Council tax: Band C - £1802pa

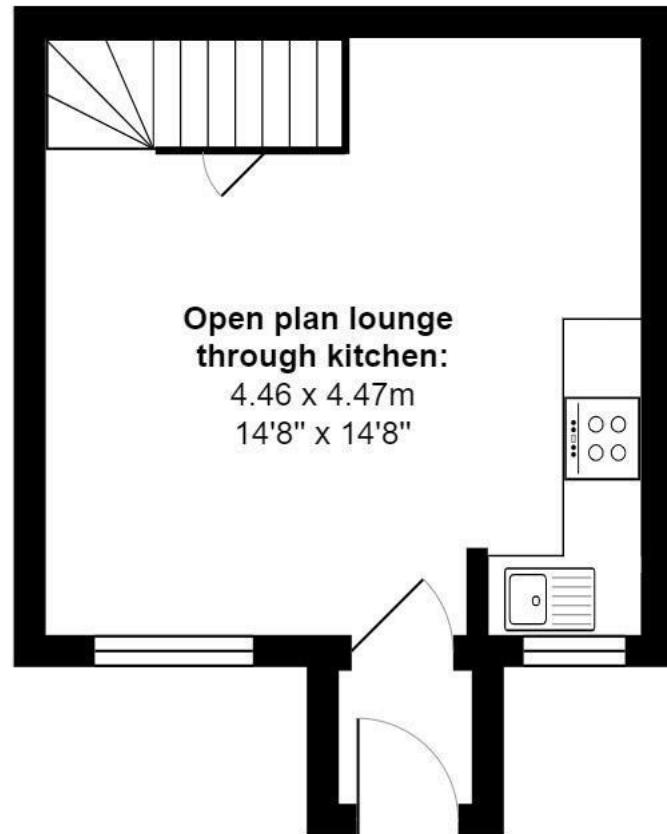
Please note: The pictures were taken before the current tenancy. The property is to be sold at present with the tenant in situ, whom is currently paying £1100pcm. Any further details on the tenancy can be requested.

### **Legal note:**

\*\*Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.\*\*

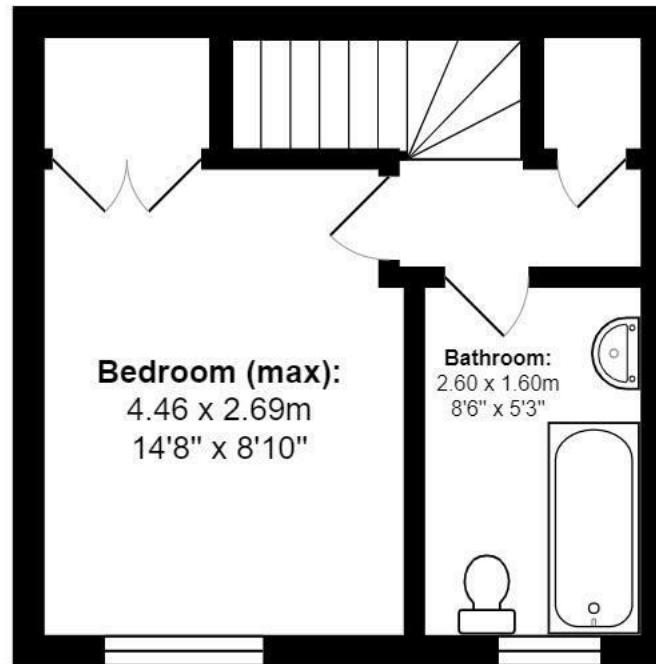






**Open plan lounge  
through kitchen:**

4.46 x 4.47m  
14'8" x 14'8"



**Bedroom (max):**

4.46 x 2.69m  
14'8" x 8'10"

**Bathroom:**

2.60 x 1.60m

8'6" x 5'3"

Total Area: 40.9 m<sup>2</sup> ... 440 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

