



Benjamin Lane, Wexham  
SL3



*Beyond your expectations*



# A handsome 3 bedroom home towards the end of a cul-de-sac.

Hallway | Kitchen Breakfast | Sitting Room | WC Cloak Room | Master Bedroom Suite w/Dressing Room | 2 Further Bedrooms | Family Bathroom | Allocated Parking | Garage | Low Maintenance Westerly Aspect Garden

**Guide Price £450,000 Freehold**

## Description

A 1300+ sq ft 3 bedroom 2.5 bathroom (1 of which is ensuite) modern family home on a no-through lane. Presented in excellent decorative order with modern Kitchen Breakfast, Sitting Room with doors onto the rear garden & feature 2nd floor Master Bedroom Suite with Dressing Room. The property benefits from allocated parking, its own garage & westerly aspect low maintenance garden.

## Outside

The property is located at the end of Benjamin Lane (a cul-de-sac) with allocated parking for 1 car and own garage. The westerly aspect rear garden is a particular feature being beautifully landscaped by the current owner to be low maintenance with gravel finish, hard landscaped stepping stones and decked seating for entertaining. External lighting.

## Location

The property is set at the end of Benjamin Lane in Wexham, close to the southern tip of Stoke Poges. In the immediate vicinity of the property is a general store/post office on Wexham Road. Shops at Wexham (0.5 mile) and Bells Hill (2.5 miles) provide wider day to day shopping. Slough, Windsor & Gerrards Cross offer more comprehensive shopping facilities. Commuter services are excellent with access to London Paddington from Slough (the station is only 2.5 miles distant - even faster Crossrail services due circa 2018/9) and London Marylebone from Gerrards Cross (fast trains 20 minutes).

The whole area is very well served for recreational facilities such as the glorious Black Park and health spas/golf at Stoke Park & Stoke Place.

## Additional Information

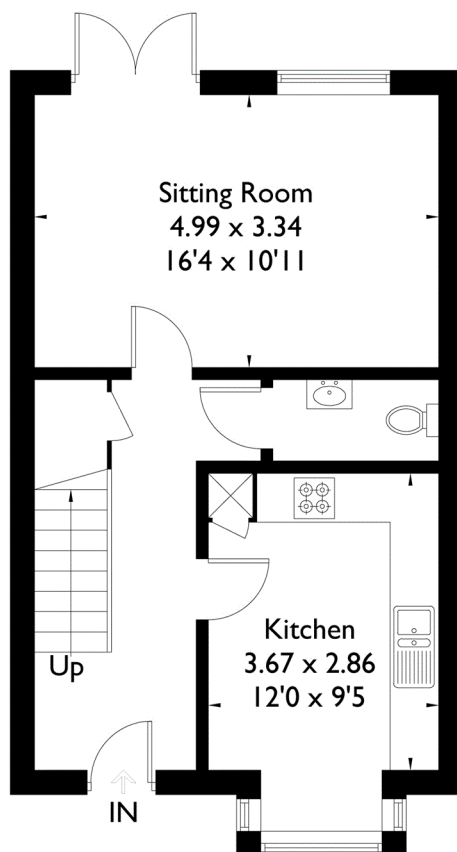
The motorway network can be accessed at either Junction 5 M4, or Junction 1 M40, linking to the M1, M25, and Heathrow & Gatwick airports. The area is known for its range of schooling - further information can be sourced via [www.ofsted.gov.uk](http://www.ofsted.gov.uk) or [www.schools-search.co.uk](http://www.schools-search.co.uk) (using the Postcode SL3 6AB).



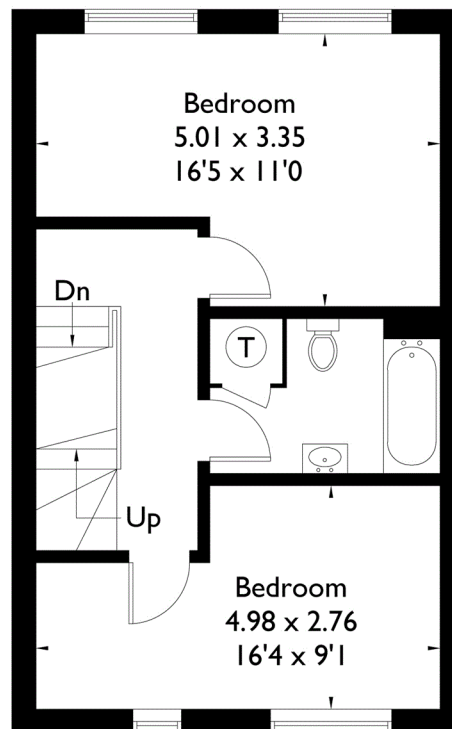
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Benjamin Lane, Wexham

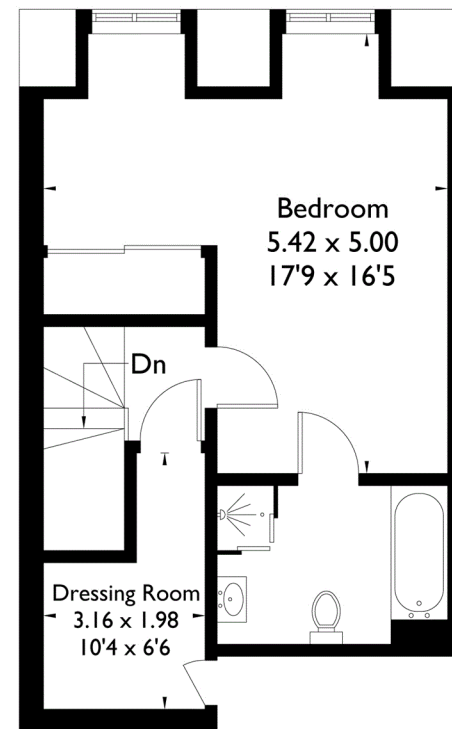
Approximate Gross Internal Area  
121.1 sq m / 1304 sq ft



Ground Floor



First Floor



Second Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 173527

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



