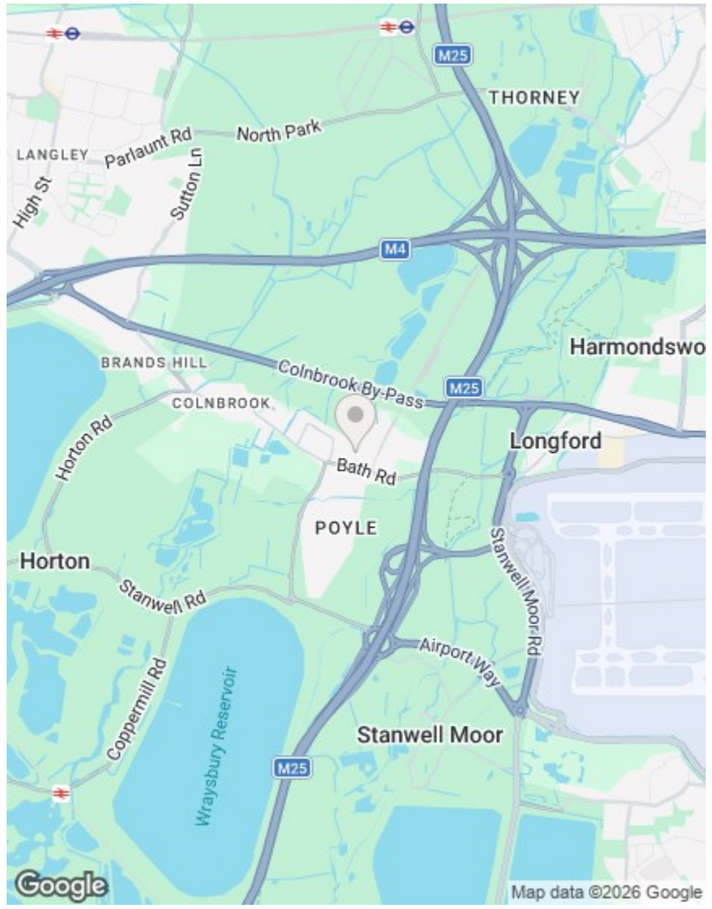


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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the flatman partnership









7 Rodney Way, Colnbrook, Slough, SL3 0PN

Price Guide £650,000

- Substantial five-bedroom semi-detached home
- Two shower rooms on the first floor
- Block-paved driveway for multiple vehicles
- Convenient utility room and ground floor shower room
- Colnbrook village nearby
- Kitchen/breakfast room over 24ft
- Substantial integral garage
- Generous enclosed rear garden with large lawn and paved terrace
- Outstanding choice for a growing family
- Excellent access to M25, M4 and Heathrow Airport

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7 Rodney Way, Slough SL3 0PN

An exceptionally spacious five-bedroom semi-detached family home offering over 1,860 sq ft of well-planned accommodation across two floors, situated in a quiet residential road in Colnbrook. With a substantial garage, generous rear garden and block-paved driveway providing ample off-street parking, making this an outstanding choice for growing families in search of space, flexibility and a sought-after village address.

On the ground floor, the property opens into a large living room with internal glazed doors, leading through to a separate family area/ dining room, both benefitting from wood-effect flooring and well-proportioned space for family living. The real centrepiece is the extensive kitchen/breakfast room measuring over 24 feet in length, fitted with solid oak-style cabinetry, granite-effect worktops, a double oven and a breakfast bar giving room to socialise. A separate family area, utility room and ground floor shower room complete the ground floor.

Upstairs, five bedrooms are arranged across a well-configured first floor layout. The principal bedroom features a stylish sage-green finish with feature wallpaper and quality fitted furniture. A second double benefits from a full bank of fitted mirrored wardrobes. Three further bedrooms and two modern shower rooms serve the remaining accommodation, a real bonus for busy family mornings

Outside, the rear garden is enclosed and generously sized with a paved seating area and a large lawned section, ideal for families. Colnbrook village is moments away, with the M25, M4 and Heathrow Airport all within easy reach.

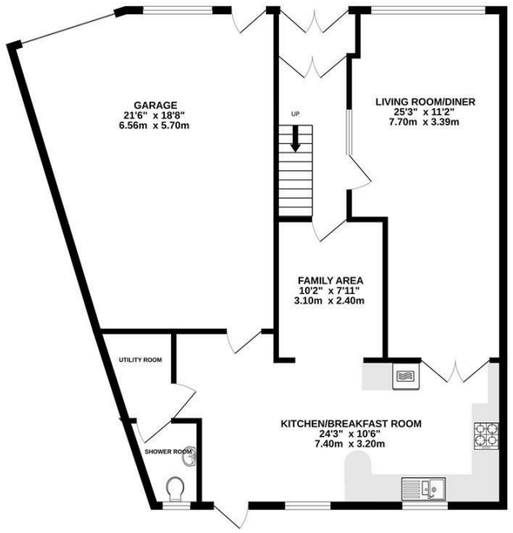
5 | 2 | 2 | C | Council Tax Band: D



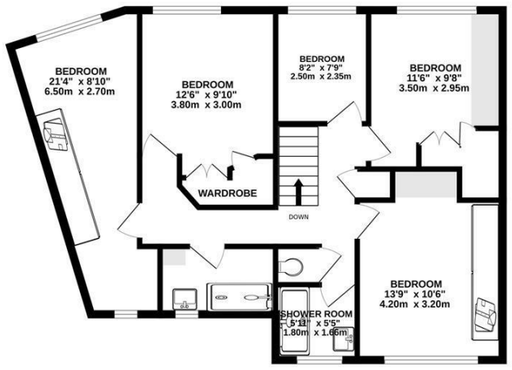




GROUND FLOOR
1094 sq.ft. (101.6 sq.m.) approx.



1ST FLOOR
768 sq.ft. (71.4 sq.m.) approx.



TOTAL FLOOR AREA : 1862 sq.ft. (173.0 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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