



9 Yew Tree Road Slough Berks SL1 2AA

An imposing detached property that may suit a variety of uses subject to usual consents.

For Sale freehold



DESCRIPTION

A detached period property lying to the East of Slough High Street extended on the ground floor and comprising entrance hall, four receptions, four bedrooms, two bathrooms, kitchen/dining room and versatile loft room. The property has a parking to the front and gardens to the rear.

N B The side driveway provides vehicular access to a separate property located beyond the rear garden of 9 Yew Tree Road

LOCATION

The area is served by a number of popular schooling facilities for all ages and is convenient for the M4, M25, M3 and Heathrow Airport. Slough Railway station provides access to London Paddington.

PLANNING

Please search the planning history using the portal <https://www.sbcplanning.co.uk/> Imputing the address and postcode.

FLOOR PLAN (for illustrative purposes only)

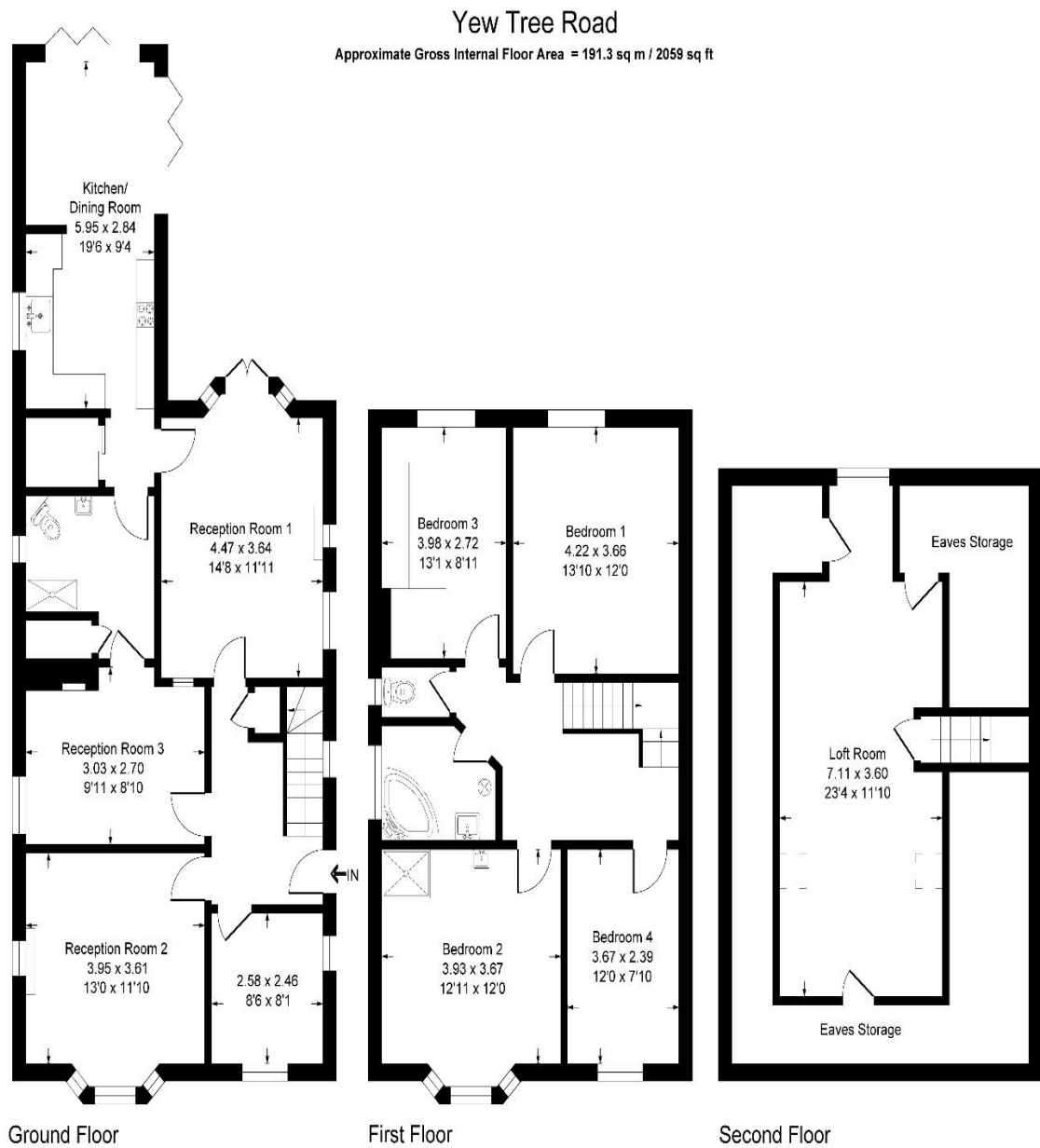


Illustration for identification purposes only, measurements are approximate, not to scale.

USES

The property may suit a variety of uses subject to usual consents including HMO (house in multiple occupation), Medical or Residential Care etc.

EPC (asset ratings)

Energy rating 57 D (copy of the energy performance certificate available on request)

COUNCIL TAX

The property is currently subject to council tax (Band E)

TENANCY.

The property may be sold with vacant possession.

TERMS

The preferred method of sale is unconditional albeit any conditional proposals may be considered. The price is £750,000 subject to contract & vacant possession.

VAT

All figures are quoted exclusive of VAT (if/where applicable).

VIEWING

Strictly by appointment via Focus Commercial, telephone 01753 770124.
kevin.nee@focuscommercial.com

LIMITATIONS Measurements are for guide purposes only and are offered for the purpose of assisting any prospective purchaser in deciding whether to visit the property. Some sizes are taken from historic documents and are not guaranteed. We recommend interested parties check the planning history

Floor plans are only for illustrative purposes and is not to scale.