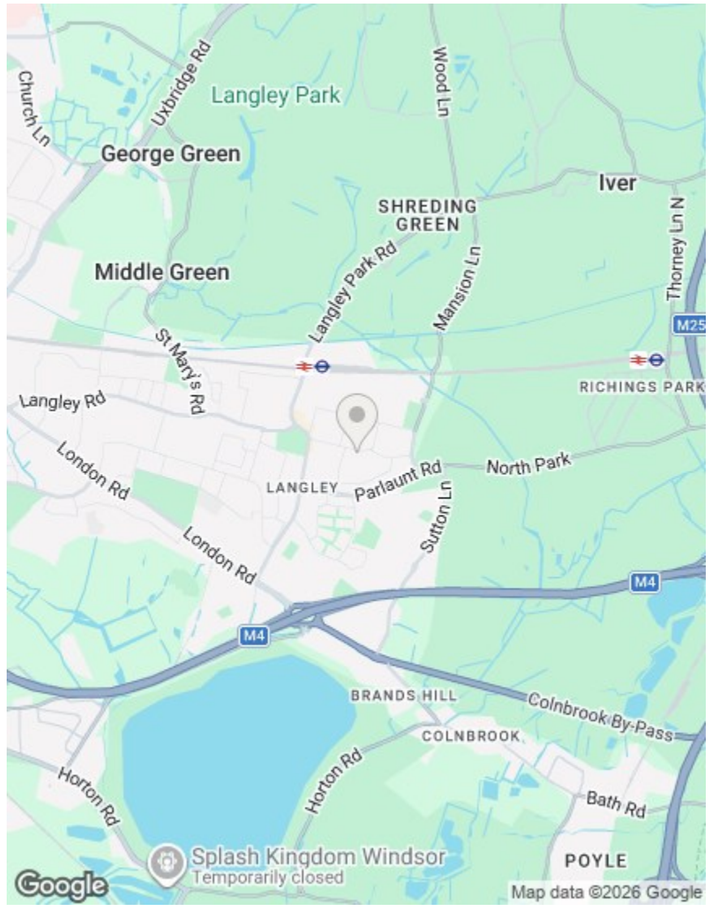
the flatman partnership











Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(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	

12 Kennett Road, Slough, SL3 8EE

Price Guide £850,000

- Substantially extended Semi Detached Family Home
- 34ft Games Room with Built-in Bar
- Ground Floor Bedroom with Ensuite
- Block Paved Driveway
- Walking Distance to Langley Station with Elizabeth Line
- Five Bedrooms Plus Bonus Loft Room
- Open Plan Living ang Rooms
- Garden Studio and Gym/Office
- Low-Maintenance Rear Garden
- Near Primary & Secondary Schools

188 High Street, Langley, Berkshire, SL3 8LF
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csandhu@flatmans.com
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12 Kennett Road, Slough SL3 8EE

Set on Kennett Road in Langley, this substantially extended semi-detached home offers around 2,000 sq ft of flexible living across three floors, plus a 398 sq ft garden outbuilding. With five bedrooms, a bonus loft room and impressive entertaining space, it is an ideal family home.

The ground floor flows beautifully with the living and dining rooms sitting together beneath decorative cornicing, with French doors opening onto the patio. Beyond, the 34ft games room is flooded with light from a roof lantern and centres on a built-in bar, with a relaxed lounge area at the far end. The kitchen is well equipped with integrated ovens, and a ground floor bedroom with its own ensuite adds flexibility for guests or multi-generational living.

Upstairs, four further bedrooms include a principal bedroom of over 16ft and a second double of over 12ft, with fitted storage. A further two bedrooms suit children, guests or a home office. The stylish family bathroom, with a freestanding bath, separate glazed shower and heated towel rail, and a further shower room on this floor, adds convenience. Above, a bonus loft room with roof window offers a study, hobby space or hideaway.

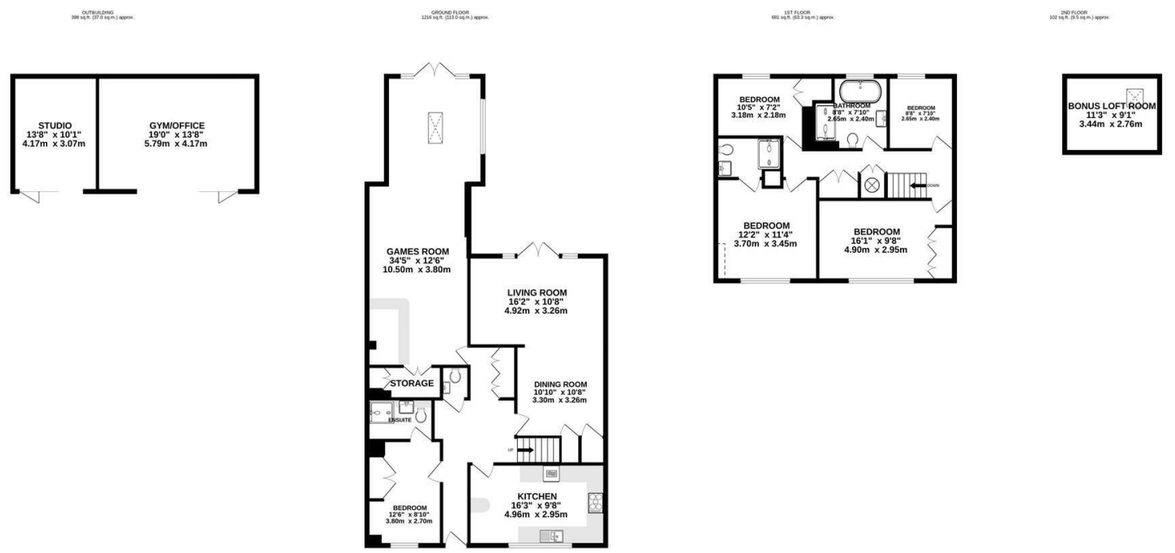
Outside, the low-maintenance rear garden features a paved dining terrace and artificial lawn, while the outbuilding is divided into a studio and a gym or office with bi-fold doors. A block-paved driveway provides

5 | 3 | 2 | C | Council Tax Band:









TOTAL FLOOR AREA : 2398 sq.ft. (222.8 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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