

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



50 Station Road, Langley, Slough, SL3 8BT

£2,100 Per Month

- Extensively refurbished terraced house
- Brand new fitted kitchen
- Separate reception/dining area with marble-effect tiled floor
- Front driveway — off-road parking
- Unfurnished
- Three bedrooms — two doubles and one further bedroom
- New shower room with walk-in enclosure
- Gas central heating and double glazing
- Enclosed rear garden with shed
- Available immediately subject to referencing

# 50 Station Road, Slough SL3 8BT

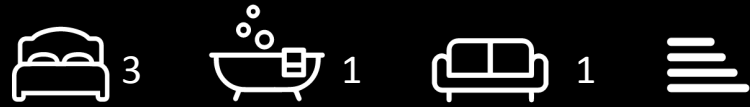
A beautifully and extensively refurbished three-bedroom terraced house offered to the market in immaculate condition. Ideally situated on Station Road, just a short walk from Langley train station, offering direct Elizabeth line services into London Paddington and across to Reading, making it attractive for commuters. Langley town centre is close by for everyday amenities, and the property sits within easy reach of the M4 motorway and Heathrow Airport, giving excellent connectivity in all directions. Ideal for families with a range of local Ofsted-Rated schools within a mile.

The ground floor comprises a spacious lounge/reception room with stylish LVT wood-effect flooring, contemporary lighting and a separate reception/dining area, together with a brand new fitted kitchen finished with gloss grey units, oak-effect worktops, marble-effect tiling and integrated appliances including gas hob and oven.

To the first floor are three bedrooms - two of which are generous doubles with new fitted wardrobes and plush grey carpeting - and a newly fitted shower room with full-height stone-effect tiling, chrome heated towel rail and walk-in shower enclosure.

Externally the property benefits from a front driveway providing off-road parking and an enclosed rear garden with shed. Gas central heating and double glazing throughout.

Available immediately, unfurnished, subject to satisfactory referencing.



Council Tax Band: D

