

**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	



**The Tyne, Plot 204 Montem Lane, Slough, Berkshire, SL1 2QG**

**Price Guide £575,000**

- Three Bedroom Semi-Detached Family Home
- Close to Local Amenities
- Proximity to a Range of Schools
- Storage & Utility Cupboard
- 2 Parking Spaces
- New Montem Square Development
- Excellent Transport Links
- Two Bathrooms
- Open Plan Kitchen & Dining Area With Separate Living Room
- \*Images Are For Marketing Purposes Only\*

# Plot 204 Montem Lane, Slough SL1 2QG

The Flatman Partnership are delighted to present this charming 3-bedroom semi-detached house in the stunning new development at Montem Square, offering proximity to a host of local amenities, leisure facilities, and transport links. Everyday conveniences, including supermarkets, healthcare services, and other essentials, are all within a short drive, while a wide range of regarded schools are easily accessible, making it the perfect family home.

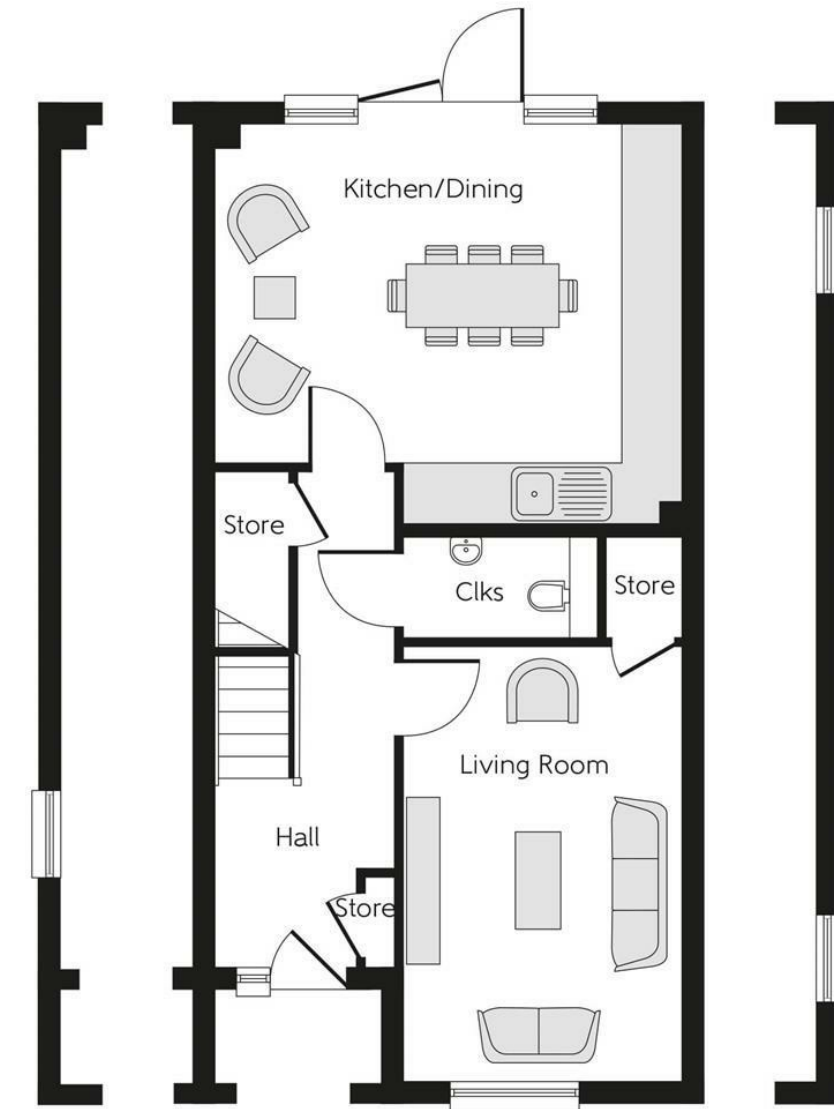
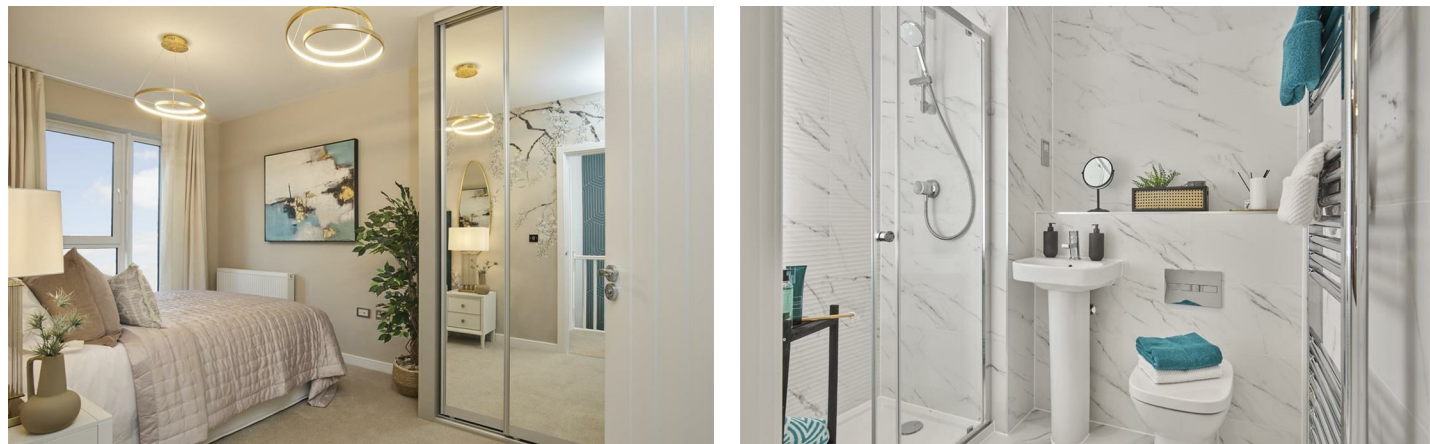
The Tyne is thoughtfully arranged for modern lifestyles. To the rear, a spacious open-plan kitchen and dining area features stylish fitted units, integrated appliances, with French doors opening onto the garden, ideal for entertaining and everyday family life. At the front, a separate living room provides a cosy and relaxing space. Upstairs, there are two double bedrooms and further single bedroom, with the main bedroom benefiting from an en-suite. A contemporary family bathroom, useful storage throughout, and the added advantage of parking complete this well-balanced home.

Montem Square is a thoughtfully designed development of 1 and 2-bedroom apartments and 2 and 3-bedroom homes, built with comfort, quality, energy efficiency, and community in mind. Homes feature modern layouts, high-specification fixtures and fittings, and are finished to a high standard.

Slough town centre features a mix of retail, services, and dining options, including the Queensmere Observatory Shopping Centre. Residents can also enjoy leisure options with Salt Hill Park and Activity Centre within



Council Tax Band: New Build



Variation to plots  
188, 191, 197, 203,  
206, 207 & 212

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203, 207 & 212