

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



117 Alderbury Road, Slough, SL3 8DL

Guide Price £550,000

- Three Double Bedrooms
- Garage & Driveway Parking For Multiple Vehicles
- Large Rear Garden With Patio
- Well-Maintained Throughout
- Semi-Detached
- Thoughtfully Extended
- 500 Yards To Langley Station
- Scope For Further Extension (STPP)

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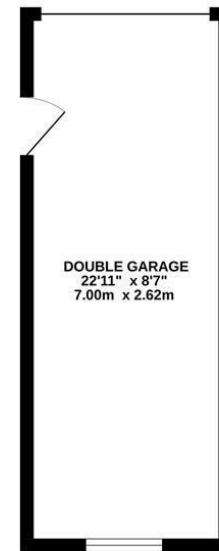
The Flatman Partnership are proud to present to the market this thoughtfully extended, three-bedroom semi-detached property. Situated just 500 yards from Langley Station (Elizabeth Line), within easy reach of the M4 & M25 motorway networks and within catchment for several Ofsted-rated schools. Accommodation comprises three good-sized double bedrooms, an open-plan living and dining room, separate kitchen, family bathroom, large rear garden with patio area, garage and driveway parking for several cars. Presented in good condition throughout with further scope for extension (STPP), this property is a fantastic opportunity for families and investors alike.

 3
  1
  1
  D

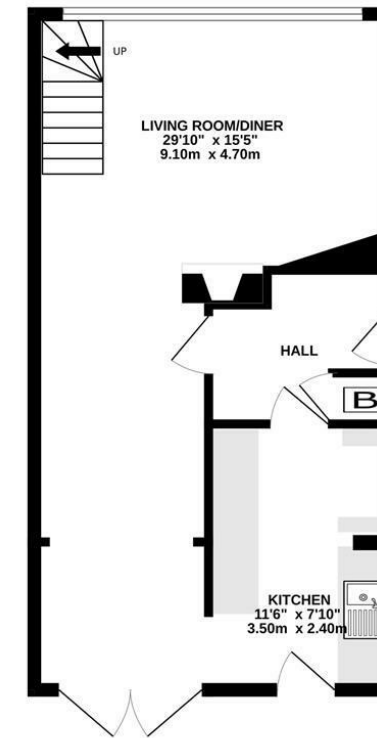
Council Tax Band: D



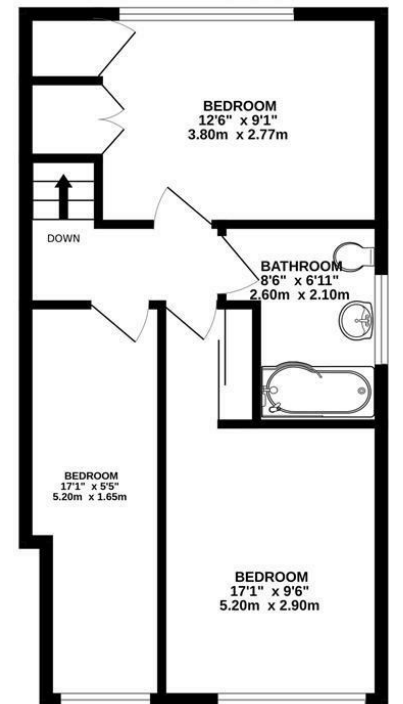
BASEMENT
197 sq. ft. (18.3 sq.m.) approx.



GROUND FLOOR
439 sq. ft. (40.8 sq.m.) approx.



1ST FLOOR
451 sq. ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA: 1087 sq. ft. (101.0 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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