

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	85
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



388 London Road, Slough, Berkshire, SL3 7HX

Price Guide £895,000

- 5 Bedrooms
- Light & Spacious Accommodation
- 26ft Recently Renovated Open-Plan Kitchen/Family Room
- 100ft Garden With Outbuilding
- Potential To Extend (STPP)
- Close To A Number Of OFSTED Rated Schools
- Semi-Detached House
- Driveway Parking For Multiple Cars
- 26ft Living Room/Diner
- Langley Station (Elizabeth Line) And M4/M25 Motorway Networks Within 2 Miles

# 388 London Road, Slough SL3 7HX

The Flatman Partnership are delighted to present to the market this stunning 5-bedroom semi-detached family home, ideally located just off the Langley High Street.

Offering excellent commuter links, this property is conveniently situated within 1.5 miles of Langley station (Elizabeth Line), and has easy access to M4 & M25 motorways. It is also within walking distance of a great range of Ofsted-rated schools, including Holy Family Primary and Langley Grammar, making it a perfect choice for families.

This superb family home provides generous living space throughout and benefits from a large driveway with parking for multiple cars.

Ground floor accommodation includes porch, entrance hall, study, and single bedroom - both with fitted wardrobes - downstairs w/c, 26ft living and dining room, and a recently renovated 26ft

open-plan kitchen and family room.

The spacious conservatory spans the width of the property, leading out to a large rear garden, mainly laid to lawn with a patio area, and includes an outbuilding with electricity, offering flexible use as a home office, gym, or storage space.

The first floor offers four generously sized double bedrooms, all with fitted wardrobes and an abundance of natural light, as well as two modern bathrooms. Additional features include gas central heating and double glazing.



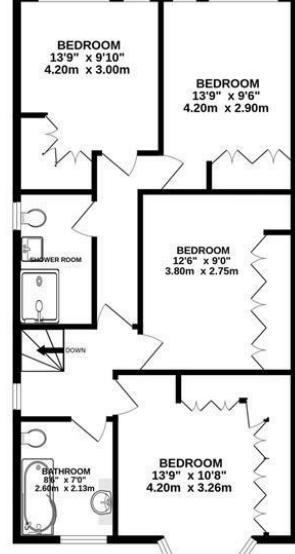
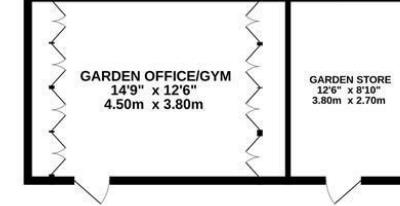
Council Tax Band: E



OUTBUILDING  
354 sq.ft. (32.9 sq.m.) approx.

GROUND FLOOR  
1287 sq.ft. (119.6 sq.m.) approx.

1ST FLOOR  
765 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA : 2405 sq.ft. (223.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other internal features are approximate only and no guarantee is given 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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