

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>75</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	



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
- Close To A Number Of OFSTED Rated Schools
- Semi-Detached House
- Driveway Parking For Multiple Cars
- 26ft Living Room/Diner
- Potential To Extend (STPP)
- Langley Station (Elizabeth Line) And M4/M25 Motorway Networks Within 2 Miles

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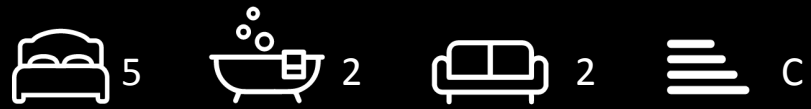
The Flatman Partnership are delighted to present to the market this stunning 5-bedroom semi-detached family home, ideally located just off the Langley High Street.

Conveniently situated within 1.5 miles of Langley station (Elizabeth Line), just 1 mile from the M4 and under 3 miles from the M25 motorway, this property offers excellent connectivity. It is also within walking distance of a great range of Ofsted outstanding and good schools, all within a mile, including Holy Family Primary and Langley Grammar, making it a perfect choice for families.

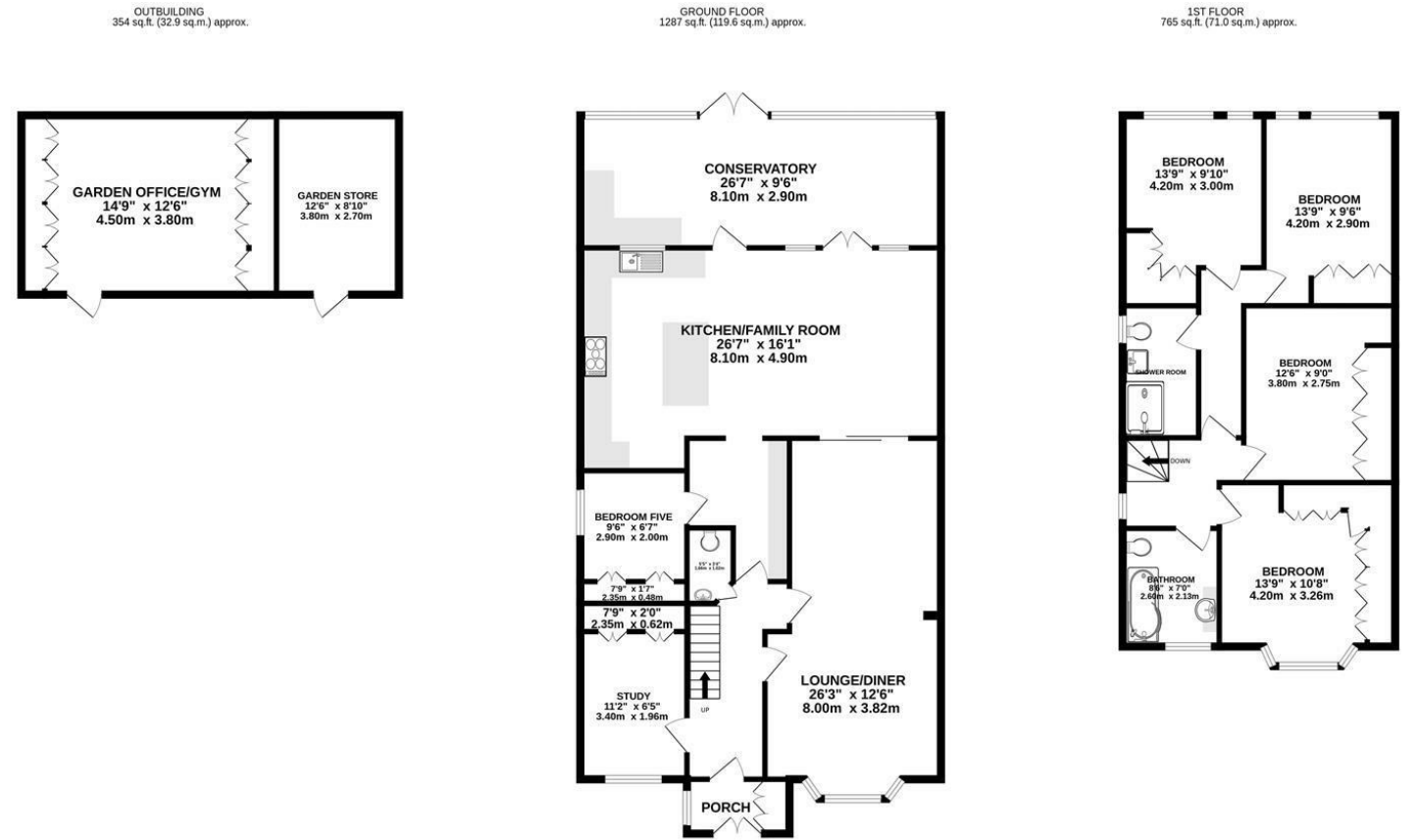
Beautifully presented to high standards, the property combines style with functionality and provides generous living space throughout. This superb family home also benefits from a large driveway with parking for multiple cars and a garden with electricity offering flexible use as a home office, gym or storage space.

Ground floor accommodation comprises a porch, entrance hall, a study and a single bedroom - both with fitted wardrobes - a downstairs w/c, a 26ft living and dining room, and a recently renovated 26ft open plan kitchen and family room. A spacious conservatory spans the width of the property, leading out to a large rear garden, mainly laid to lawn with a patio area.

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



Council Tax Band: E



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 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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