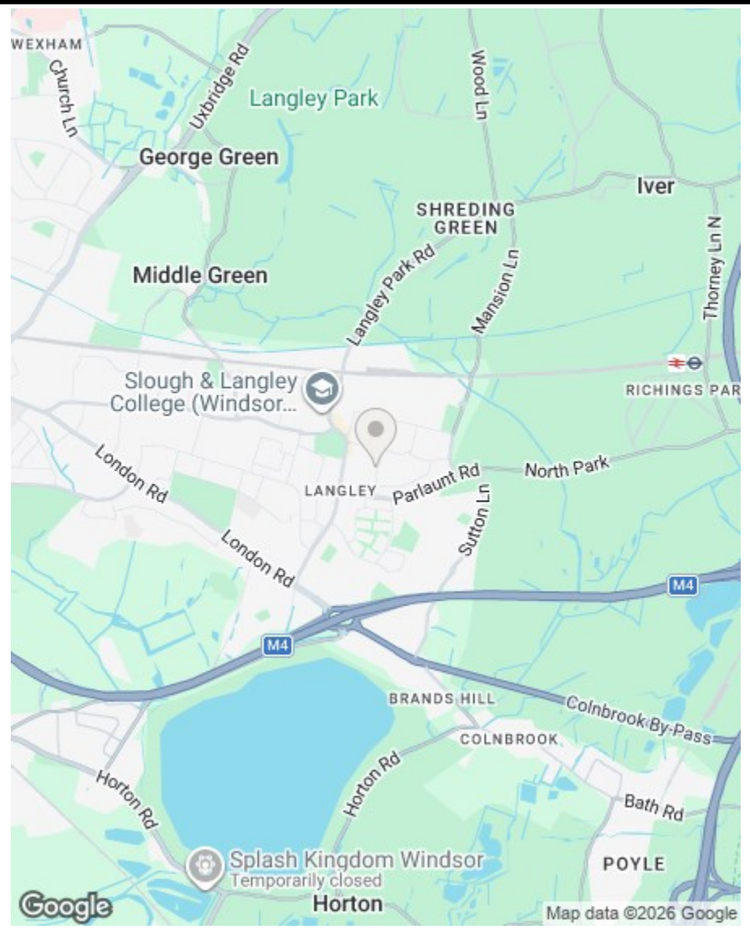



## Energy Efficiency Rating

| | Current | Potential |
|---|---|---|
| *Very energy efficient - lower running costs* | | |
| (92 plus) A | | |
| (81-91) B | | 88 |
| (69-80) C | | |
| (55-68) D | 68 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| *Not energy efficient - higher running costs* | | |
| **England & Wales** | EU Directive 2002/91/EC | |

188 High Street, Langley, Berkshire, SL3 8LF
01753593888
csandhu@flatmans.com
www.flatmans.com

the flatman partnership










# 35 Thames Road, Slough, Berkshire, SL3 8DX

## Offers In Excess Of £600,000

- Extended Three-Bedroom Semi-Detached Home
- Four-Piece Family Bathroom
- Utility Area
- Private Rear Garden, Mainly Laid to Lawn
- Potential to Extend, Subject to Planning Permission
- Master Bedroom With Ensuite
- Open-Plan Kitchen/Diner with Skylight
- Garage and Driveway Parking
- Walking Distance to Ofsted-Rated Schools and Langley Station (Elizabeth line)
- No Onward Chain

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# 35 Thames Road, Slough SL3 8DX

The Flatman Partnership are proud to present to the market this extended three-bedroom semi-detached property, located in the heart of Langley and within walking distance of several Ofsted-rated schools, local amenities, and Langley station (Elizabeth line).

The ground floor comprises an entrance hallway, a living room, a four-piece family bathroom, a utility area, and an open-plan fitted kitchen/diner with a skylight and French doors to the garden. Upstairs, the master bedroom benefits from an en suite, alongside a further double bedroom and a third single bedroom.

The property further benefits from a garage, driveway parking, gas central heating, double glazing throughout, and a private rear garden, mainly laid to lawn with a small patio area.

Ideally positioned just a 10-minute drive from Heathrow and offering convenient access to the M4 and M25, this home also offers substantial potential to extend, subject to planning permission. With excellent transport links and highly regarded schools close by, it's well suited to families and commuters alike.

3 | 2 | 2 | D

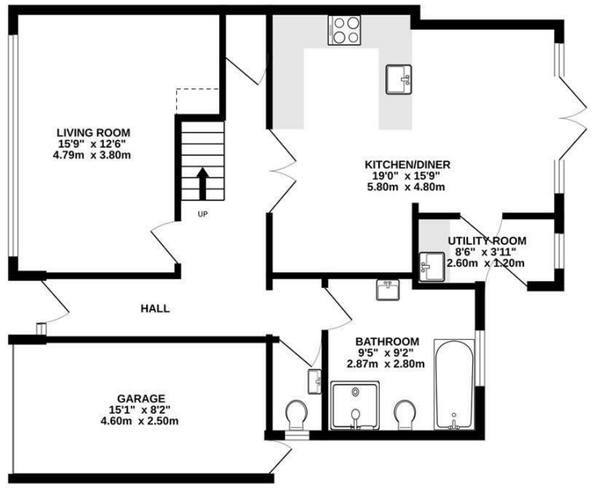
**Council Tax Band: E**



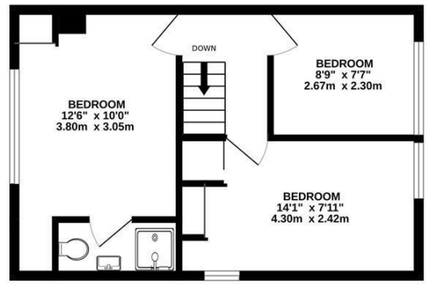




GROUND FLOOR
795 sq.ft. (73.9 sq.m.) approx.




1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.




TOTAL FLOOR AREA : 1169 sq.ft. (108.6 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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