



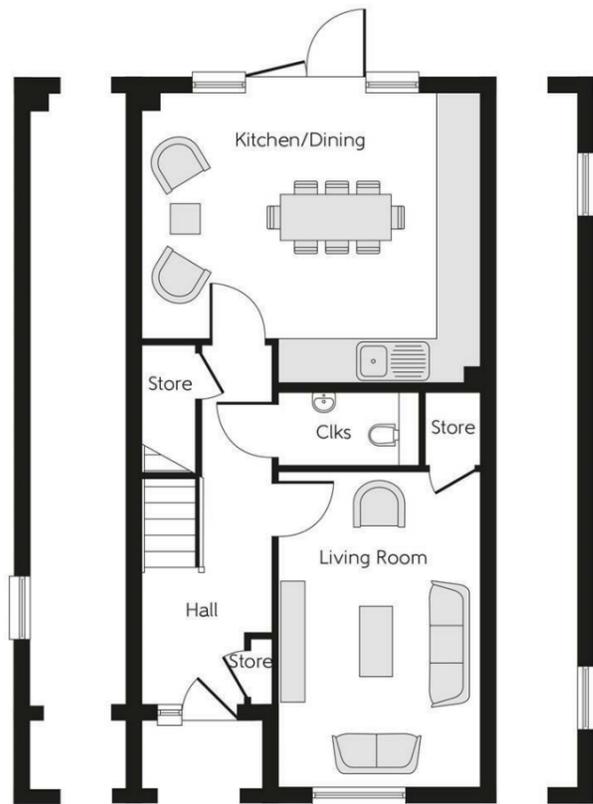
### Directions

### Viewings

Viewings by arrangement only. Call 01753593888 to make an appointment.

### EPC Rating

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	



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

Variation to plots 203, 207 & 212



## 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

