



Molyns Mews, Slough, SL1 5TU

£475,000

Spacious Three-Bedroom Semi-Detached Home in a family friendly sought after area and conveniently located within close proximity to local amenities and excellent transport links, including the M4 motorway. The ground floor accommodation comprises an entrance hall, leading to a spacious lounge/dining area, a kitchen/breakfast room and downstairs cloakroom, on the first floor three generously sized bedrooms with an en-suite shower room to the master bedroom and modern family bathroom. Outside rear garden, off street parking to the front and garage.

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Spacious Three-Bedroom Semi-Detached Home in a family friendly sought after area with garage, driveway parking. Conveniently located within close proximity to local amenities and excellent transport links, including the M4 motorway.

Positioned in a highly desirable and family-friendly location, this beautifully presented three-bedroom semi-detached home offers generous living space (960sq ft to include the garage), ideal for modern family life. Built by Barratt Homes in 1999 and meticulously maintained by its current owners, this attractive property is set opposite a charming green with a children's playground—perfect for young families seeking both comfort and convenience.

An exciting and rare opportunity also exists: the neighbouring property is currently available for purchase, providing a unique prospect for multi-generational living or for those wishing to stay close to extended family while enjoying separate homes.

The ground floor accommodation comprises a welcoming entrance hall, leading to a spacious 17'7" lounge/dining area—ideal for both relaxing and entertaining. The well-appointed kitchen/breakfast room enjoys views over the landscaped East-facing rear garden and features French doors opening directly onto the patio. A downstairs cloakroom completes the ground floor layout. Upstairs, the home offers three generously sized bedrooms, including a principal bedroom with a stylish en-suite shower room. A modern family bathroom serves the remaining bedrooms, and the landing offers access to a loft—perfect for additional storage needs. Please refer to the floorplan.

Externally, the property benefits from a private driveway providing ample off-street parking for multiple vehicles, along with a large 17'7" garage. Additional visitor parking is also available. The landscaped rear garden is mainly laid to lawn with a full-width patio area—ideal for alfresco dining and enjoying the sun throughout the day.

Cippenham is widely regarded as one of Slough's most desirable locations, offering a fantastic balance of suburban tranquillity and urban convenience. The area boasts an excellent selection of local shops, popular supermarkets, and family-friendly pubs and eateries. It is particularly well-served by a range of well-regarded schools, including nearby grammar schools, making it a popular choice for families.

This well-connected property benefits from excellent transport links, with easy access to the M4 motorway and Burnham Station just 1.2 miles away. From here, regular services to London Paddington and the recently launched Elizabeth Line provide fast, direct routes into the heart of the capital—perfect for

commuters. Local amenities are also within easy reach, making this an ideal location for both families and professionals.

This is a superb home in a prime location—early viewing is highly recommended.

Location

The property occupies a very convenient location on the outskirts of Slough with its excellent range of shopping and recreational amenities, including retail parks, multiplex cinema, leisure centres and a range of bars and restaurants.

Just over twenty miles from London, with superb road and rail connections, and a centre of economic importance for close to one hundred years, Slough continues to thrive as it reinvents itself through the £450 million 'Heart of Slough' development project and Maidenheads Regeneration.

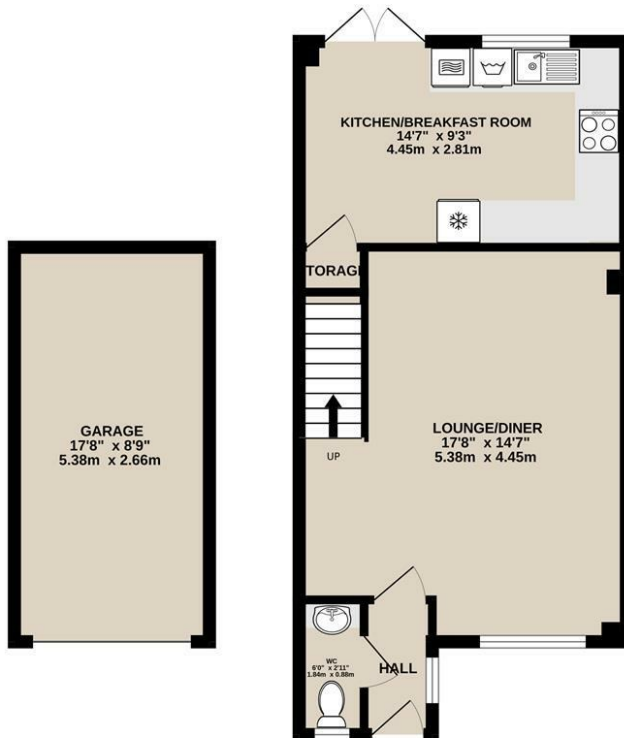
Speedy transport links by train and road give excellent access to London Paddington, Central London and Heathrow Airport. The Elizabeth Line (Crossrail) extend the rail service to the city and East of London in under an hour. Slough remains an important town along the M4 Corridor, with direct road links to Heathrow Airport, London, Reading and the West. The property also benefits from being close to several parks and open spaces including Dorney Lake, Burnham Beeches, Langley Park, Black Park and a short drive to Windsor and various leisure activities.



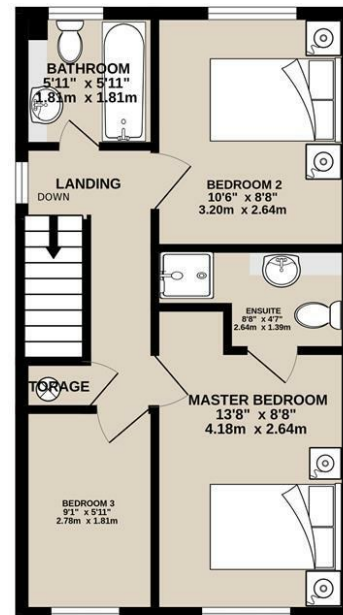




GROUND FLOOR
569 sq.ft. (52.8 sq.m.) approx.

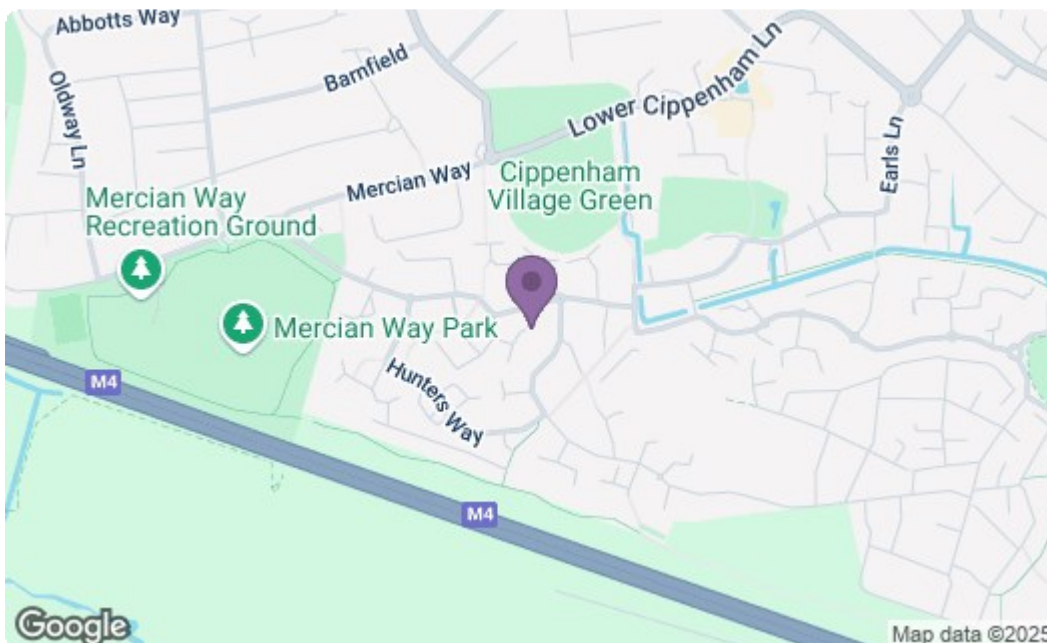


1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 960 sq.ft. (89.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
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