

81 LEDGERS ROAD, SLOUGH, BERKSHIRE, SL12RQ

£435,000

- LARGE CORNER PLOT
- NO CHAIN
- 3 BEDROOMS
- PRIVATE FRONT AND REAR GARDEN
- 0.6 MILES TO SLOUGH STATION (CROSSRAIL)
- POTENTIAL TO EXTEND (STPP)
- FULLY MODERNISED
- TWO SHOWERROOMS (ONE ENSUITE)
- 1 MINUTE FROM THE NEAREST BUS STOP
- 0.9 MILES TO HERSCHEL GRAMMAR SCHOOL

81 LEDGERS ROAD, SLOUGH SL12RQ

****FULLY MODERNISED 3 BEDROOM 2 BATHROOM HOUSE ON A CORNER PLOT WITH POTENTIAL TO EXTEND (STPP) AND ONLY 0.6 MILES FROM SLOUGH STATION****



Council Tax Band: C



A fully modernised 3 bedroom 2 bathroom freehold house situated close to local shops and schools, and only 0.6 miles from Slough Station (Crossrail) and benefiting from no onward chain.

The house features 3 bedrooms on the first floor (one with ensuite), and on the ground floor there is a large shower room, reception room and fully fitted kitchen with brand new and built in washing machine, hob and oven.

The house is located on the end corner plot so benefits from side access gate as well as a larger than average garden which has been fully tiled with a small area of artificial grass and also a garden shed and canopy over the rear door.

There is a front garden, so the house is set back from the road, and there is also covered storage space for the bins.

There is a brand new combi boiler, new radiators, LED lights and new electric and gas certificates have just been done in 2025.

As the house is on the end, there is a lot of space to the side of the property, so there maybe potential to extend (subject to planning permission). Also there is the possibility of adding a garden room if you wish which could be used for a gym, home office or children's playroom.

Numerous amenities are nearby including restaurants, takeaways, supermarkets local shops, playgrounds and schools.

There are some beautiful walks in nearby Salt Hill Park, Burnham Park and Burnham Beeches and the nearest bus stop is located just around the corner.

There are no allocated spaces, but permit parking is available nearby on Ledgers road or Hillside.

ACCOMMODATION

3 Bedrooms
2 Shower rooms (one ensuite)
Living/Dining Room
Kitchen
Private front garden
Private rear garden made up of tiles and artificial grass
Garden shed

IMPORTANT INFORMATION

Council tax: Band C (£2037.93 for 2025/26)
Slough Borough Council
EPC: Band C
Freehold
Front Garden has bin storage containers
Gas Central heating
Brand new Combi Boiler and radiators 2025
Gas safety check completed 2025
Permit Parking

STATIONS (*straight line distances)

0.6 miles to Slough Station
1.6 miles to Windsor & Eton riverside station

SCHOOLS

0.3 miles to Slough and Eton church of England school (Ofsted "Outstanding")
0.3 miles to Grove Academy
0.6 miles to Littledown School
0.7 miles to Montem Academy (Ofsted "outstanding")
0.8 miles to James Elliman Academy
0.8 miles to Eden girls school (Ofsted "outstanding")
0.9 miles to Herschel Grammar School (Ofsted "outstanding")
1.1 miles to Phoenix infant academy
1.1 miles to The Godolphin Junior Academy

Legal Note

*Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract.



Directions

Viewings

Viewings by arrangement only. Call 01753852226 to make an appointment.

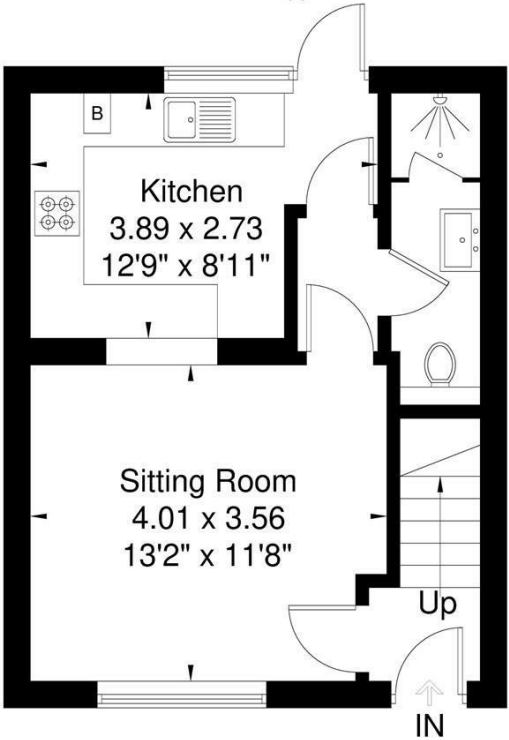
EPC Rating:

C

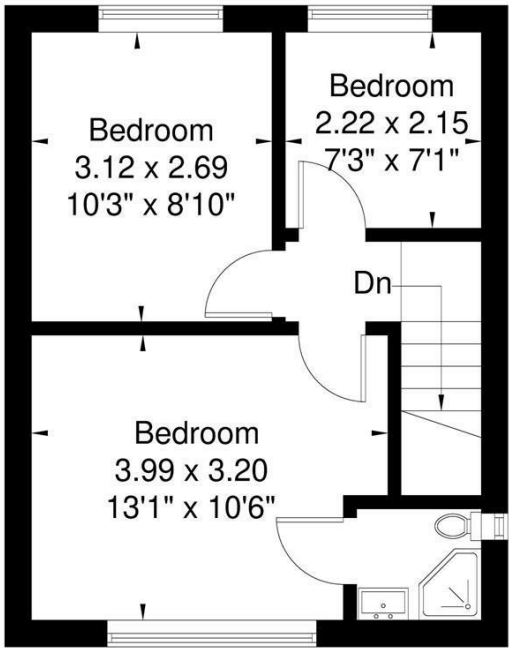
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ledgers Road

Approximate Gross Internal Area = 66.6 sq m / 716 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.