



Churchill Road, Slough, SL3

2  1  1  C 

Sell MyHomeTM
.co.uk



- CHAIN FREE
- SOUGHT AFTER LOCATION
- CLOSE TO LANGLEY GRAMMAR SCHOOL
- MUST SEE PROPERTY
- TWO BEDROOM TERRACE HOME
- OFF ROAD PARKING
- IDEAL STARTER HOME

SellMyHome is proud to present this charming TWO-BEDROOM TERRACED HOME on Churchill Road, Langley!

Perfectly positioned just a stone's throw from Langley Grammar School, this home is ideal for families and professionals alike.

Step inside to find a well-proportioned layout designed for modern living. The entrance porch leads into a welcoming hallway, opening up to a bright and airy front-facing living room—a perfect space to relax and unwind. The living room flows seamlessly into a fully fitted kitchen, complete with a breakfast bar area, space and plumbing for a washing machine, and ample room for a dining table. To the rear, a delightful conservatory overlooks the garden, with French doors leading onto a patio area—ideal for entertaining or enjoying a morning coffee.

Upstairs, you'll find two generously sized double bedrooms, both featuring fitted wardrobes for excellent storage. The master bedroom benefits from an interconnecting dressing room/study, offering fantastic versatility—it could even be converted into a third bedroom if desired. A well-appointed three-piece family bathroom completes the first floor.

Outside, the property offers off-street parking to the front and a private, enclosed lawned garden to the rear, providing a lovely outdoor space to enjoy.

Fantastic Location! This home is just over a mile from Langley Station (approx. a 15-minute walk), soon to benefit from the Crossrail route for fast and easy commuting. The M4 and M25 motorways are also just minutes away, making this an ideal location for commuters. Plus, Langley is renowned for its excellent schools, making this the perfect home for young families.

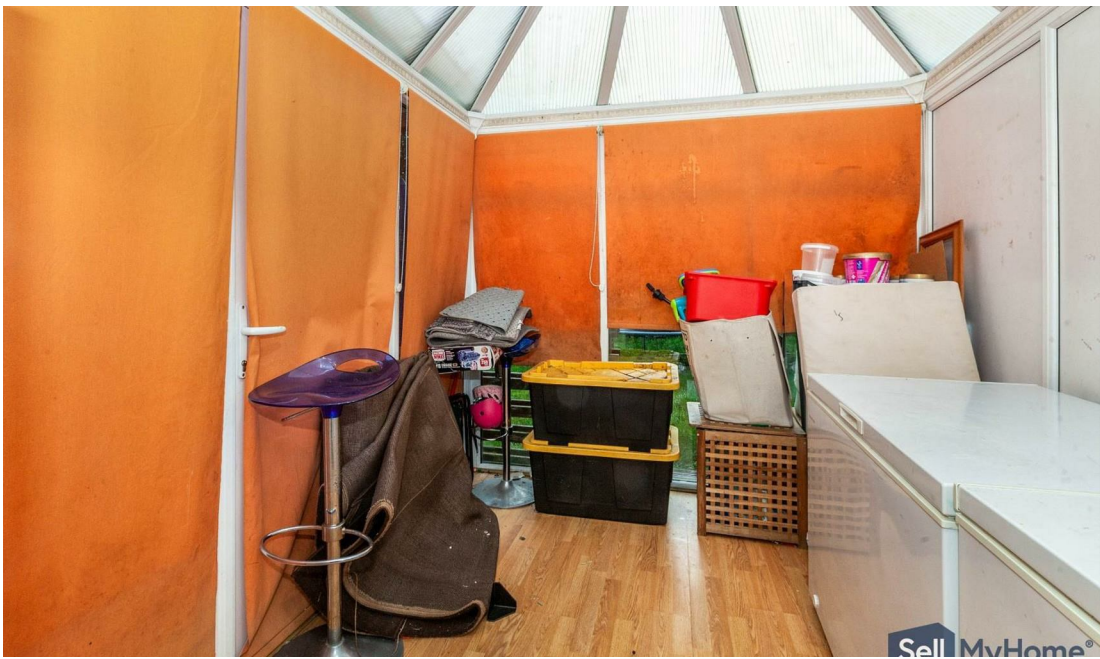
Don't miss this fantastic opportunity—contact SellMyHome today to arrange your viewing!

Tenure: Freehold
Council Tax Band: C




Offers Over: £425,000






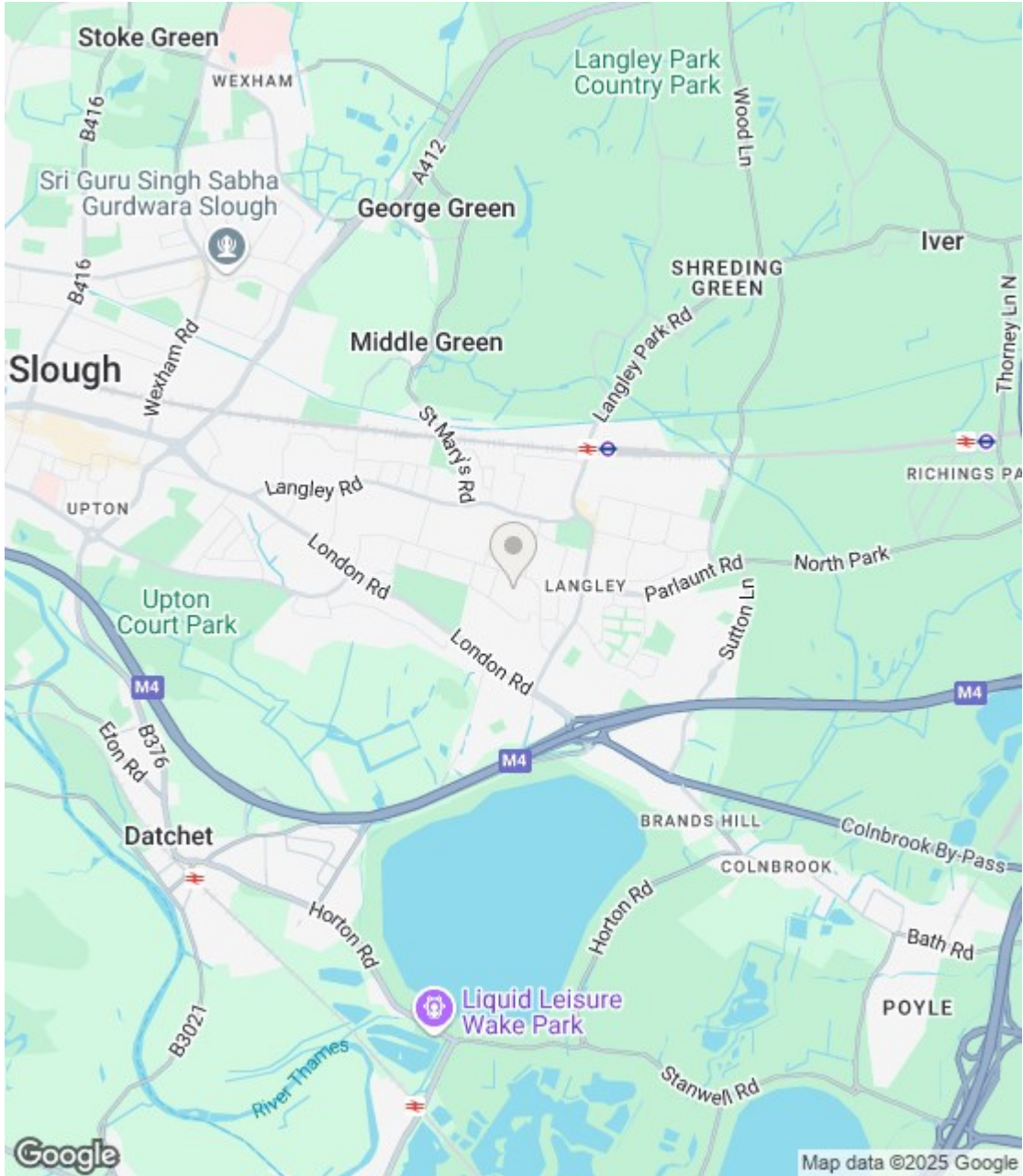


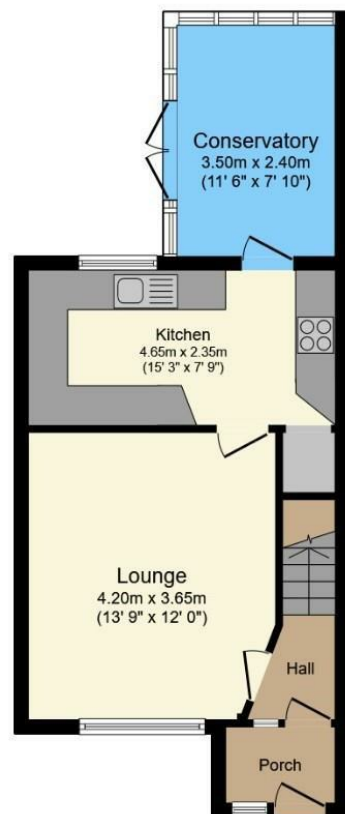
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(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 

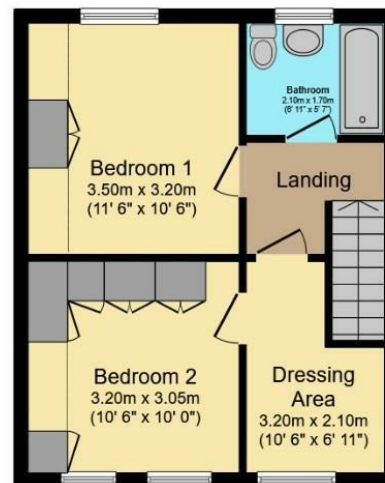
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions	<div>72</div>	<div>86</div>
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	





Ground Floor



First Floor

Total floor area 79.3 m² (854 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

(1)MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. (2) These particulars do not constitute part or all of an offer or contract. (3) The description, measurements & specifications indicated have been approved by the Vendor, for guidance only and as such must be considered incorrect. While every effort has been made to ensure the accuracy of the information provided, we cannot be held responsible for any errors or omissions. Potential buyers are advised to recheck measurements before committing to any expense. (4) We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. (5) Financial Advice: Any financial information or advice provided in this brochure is not intended as financial or legal advice. We recommend that you seek independent financial and legal advice before making any decisions regarding property transactions. (6) Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. Energy Performance Certificates are available upon request. EPC ratings and related details are accurate as of the date of publication, but may change over time. (7) We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. (8) Subject to Availability: All properties and prices are subject to availability and may be withdrawn or amended without notice. We do not guarantee the continued availability of any property listed in this brochure. (9) Third-Party Services: Any references to third-party services, such as solicitors, surveyors, or financial advisors, are for information only. We do not endorse or recommend any particular service provider. (10) Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts. (11) Viewing Arrangements: Viewings of properties are by appointment only and should be arranged through the estate agent. (12) Legal Information: Buyers should verify all legal and planning details with the relevant authorities and professionals before proceeding with a purchase.