

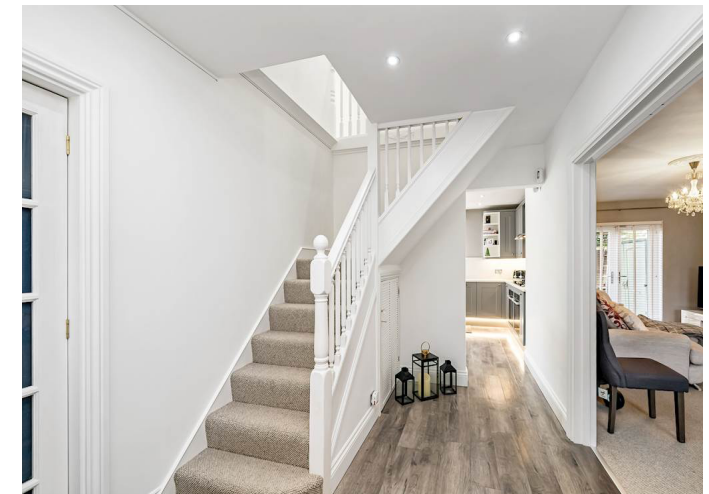


44, Withycroft, Slough, Berkshire, SL3 6BH

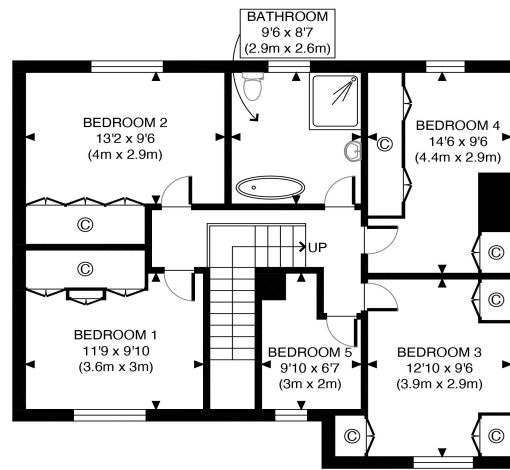
For Sale £925,000

- ❖ Off Street Parking for 8 Vehicles
- ❖ Backs onto Langley Park and Black Park
- ❖ 2167 sq ft / 201 sq m
- ❖ Spacious Private Garden
- ❖ Summer house perfect for home working, gym, or art/crafts
- ❖ Top of the Range Wren kitchen and Anglian Conservatory
- ❖ Band New Woollen Carpets Recently Fitted
- ❖ 15 minutes from London Heathrow Airport for international travel
- ❖ Water Purified by Harveys Water Softener
- ❖ Easy access to major motorways: M25, M4, M1, and M40
- ❖ Nearby Schools, including Playgroup/Nursery and Secondary Schools
- ❖ Close to Shopping Centres, Supermarkets, and Petrol Stations
- ❖ New Anglian Double-Glazed Windows Throughout
- ❖ Slough to Paddington Rail-link 15 mins

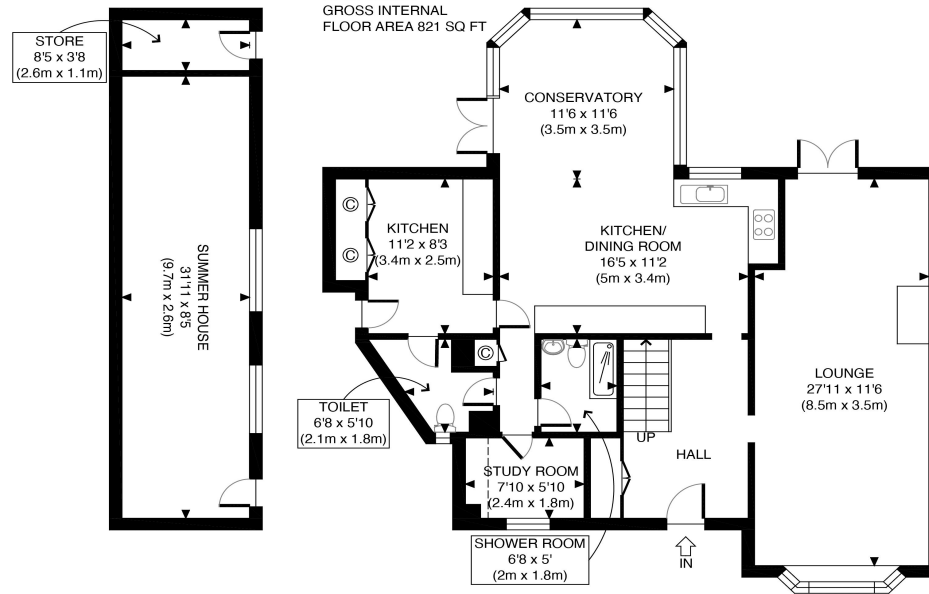
SAB Estates is excited to present this unique double-fronted 5-bedroom home on a quiet cul-de-sac in George Green Village. With a top-of-the-range, fully fitted Wren kitchen, Anglian Conservatory, and parking for up to 8 cars, this one-of-a-kind home boasts modern amenities and privacy. Enjoy purified water, courtesy of Harvey's Water Softener, and convenient access to major motorways, schools, hospitals, and recreational facilities. Nearby shops, restaurants, and beautiful green spaces like Langley Park provide the perfect blend of convenience and tranquility. Viewings highly recommended! Don't miss the opportunity to make this property your dream home. Contact us today to arrange a viewing!







FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 821 SQ FT



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1043 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH SUMMER HOUSE/STORE 2167 SQ FT / 201 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT SUMMER HOUSE/STORE 1864 SQ FT / 173 SQM  
 Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.  
 While we do not doubt the floor plan accuracy and completeness, you or your advisors should  
 conduct a careful, independent investigation of the property in respect of monetary valuation

Withycroft	
date	09/05/24

SAB Estates Office  
Tel: 02085 752929

238 Ruislip Road Greenford Greater London UB6 9RS  
 info@sabestates.com  
 www.sabestates.com