

Connells

Humber Way Slough

Humber Way Slough SL3 8SS





Property Description

This three-bedroom mid-terrace house located in a popular residential area of Langley is now offered for sale. Situated close to local amenities, easy access to Langley's Elizabeth Line train station & M4 junction and is within catchments of local Primary & Grammar Schools. It benefits from lounge, 12'10 fitted kitchen, ground floor cloakroom, conservatory, family bathroom, private garden, large garage, and parking to the rear.

Ground Floor:-

Entrance Porch

Front & side aspect windows, leads to:

Entrance Hall

Under stairs cupboard, stairs to first floor, radiator

Cloakroom

Rear aspect window, WC, wash hand basin, extractor fan

Lounge

14' 1" max x 12' 11" max (4.29m max x 3.94m max). Front aspect window, gas fire place with back boiler, radiator

Kitchen

12' 10" x 9' 11" (3.91m x 3.02m)
Rear aspect patio-style sliding door, wall & base units, four ring integrated Induction hob, cooker hood, integrated oven & microwave, one & a half bowl sink drainer unit with mixer tap & cupboard under, plumbing for washing machine & dishwasher, radiator

Conservatory

16' 5" x 8' 7" (5.00m x 2.62m) Leads to garden area

First Floor Landing

Airing cupboard, loft access

Bedroom One

12' 3" to wardrobe x 9' 6" excluding door recess (3.73m to wardrobe x 2.90m excluding door recess). Front aspect window, radiator, built in cupboard

Bedroom Two

10' 10" excluding door recess x 9' 10" (3.30m excluding door recess x 3.00m). Rear aspect window, radiator, built in cupboard

Bedroom Three

9' 2" max x 8' 2" max (2.79m max x 2.49m max). Front aspect windows, radiator

Bathroom

Rear aspect window, walk in shower with wall mounted shower & rainfall shower head, wash hand basin with vanity unit, WC, heated towel rail, extractor fan

Outside:-

To The Front

Mainly laid to patio with shingled area

Private Rear Garden

Laid to patio, door to garage, gate to rear private driveway

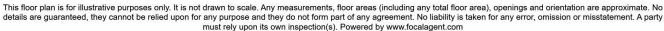
Garage

16' max x 14' 3" max (4.88m max x 4.34m max). Rear aspect window, up & over door









To view this property please contact Connells on

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EPC Rating: D





Tenure: Freehold





^{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 will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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