



# LANGTREE AVENUE

## SLOUGH, SL1 5AY

**£585,000**

In the sought-after Cippenham area, this beautifully presented and spacious four-bedroom modern family home is conveniently situated just 1.5 miles from Burnham Rail Station (providing access to the Elizabeth Line) and offers easy access to the M4 Motorway. Featuring a 20ft reception room, contemporary fitted kitchen, three double bedrooms (two with en-suite bathrooms), a generously sized fourth bedroom, family bathroom, and a delightful south-facing private rear garden. Nearby are highly regarded local schools, amenities, parks, and major road connections. The property is being sold with no onward chain.



**3**



**1**



**4**

**EPC C**

Upon entering, you are welcomed by a spacious entrance hall leading to a modern cloakroom. The property boasts a fresh and pristine aesthetic throughout. The entrance hall provides access to the reception room, kitchen, and stairs to the first floor. The reception room is a generously proportioned space with a double glazed roof at the rear, French doors leading to the garden, and under stairs storage. The well-appointed kitchen features a range of storage units, work surfaces, gas hob, oven, modern integrated appliances and natural light from full-length windows.

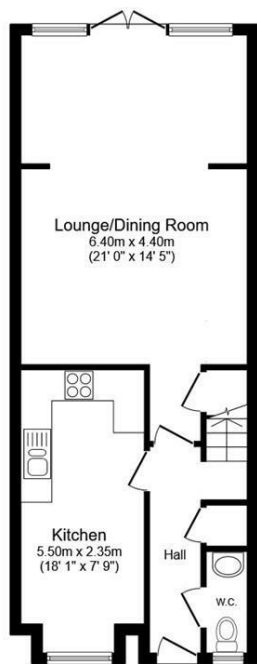
The first floor comprises two double bedrooms, a bathroom, and an en-suite. Both double bedrooms offer ample space, with the larger bedroom benefiting from an en-suite bathroom with a walk-in shower. The family bathroom is equipped with a white suite and fully tiled walls. The third bedroom, currently utilized as an office, is a good-sized single bedroom. The master bedroom is situated on the upper floor with access to loft space, storage cupboards and a stylish en-suite bathroom complete with shower cubicle, wash hand basin, and wc.

Outside, the rear patio garden is larger than expected with access to a wooden shed and gate leading out to the allocated parking for two vehicles situated to the side of the property with visitor parking also available.

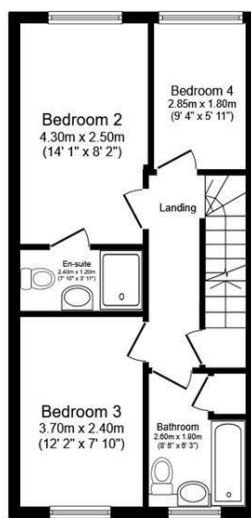
- Sold with no onward chain
- 1.5 miles from Burnham Rail Station (Main Paddington Line and Crossrail Station - 20 minutes to Central London)
- Private rear garden
- Easy access to M4 Motorway (Juction 6/7)
- Allocated and visitor parking
- Within walking distance of The Westgate School and Western House Academy
- EPC Rating C
- Close to local supermarket

## Directions

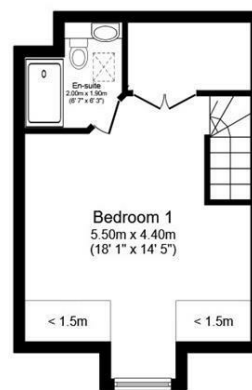




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 118.7 m<sup>2</sup> (1,278 sq.ft.) approx  
Restricted height areas 2.5 m<sup>2</sup> (27 sq.ft.)

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](http://www.focalagent.com)