



Langley  
Guide £575,000 *Freehold*

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**B. S. BENNETT**

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**\*\*\*\*\* OPEN DAY SATURDAY 17TH MAY 10:00 -12:00\*\*\*\*\*** Located just off Langley Road in this most desirable location is this well presented four-bedroom semi-detached home, offered with no onward chain. The ground floor accommodation includes a good-sized entrance hall, lounge, dining room and a fitted galley kitchen. On the first floor there are three first floor bedrooms and a modern four-piece family bathroom. A further staircase leads to the second-floor bedroom and loft storage space. Outside, the enclosed, private mature rear garden extends approximately 24 m (80 ft) and backs onto Springate Field. The front garden is mainly laid to lawn and a driveway to the side provides off road parking with a further shared driveway access that leads to the detached garage. The property offers enormous potential to extend to the rear subject to planning permission.  
**Energy rating: D**

### Summary:

covered porch | entrance hall | lounge | dining room | kitchen | four bedrooms | family bathroom | front & rear gardens | garage | driveway parking | gas central heating | double glazed windows | no onward chain | energy rating: E

### Location:

A desirable popular cul-de-sac, offering easy access to commuter links such as M4, M25 and M40. Langley railway and Elizabeth line are just a 0.9 mile walk, with Langley High Street shops and amenities are also close by. Situated within the catchment area and walking distance of the popular local school including Langley Academy, Langley Grammar, Upton Park and St Bernards Grammar Schools. Slough has excellent shopping facilities as does nearby Windsor. There are many public parklands around the area including Langley Park, Black Park, the famous Burnham Beeches and Upton Court Park.

### Local Authority:

Slough Borough Council.  
St Martins Place, 51 Bath Rd, Slough SL1 3UF  
Website: [www.slough.gov.uk](http://www.slough.gov.uk)  
Council Tax Band: 'E'. Payable 2024/25: £2,667.23

### Services:

Mains gas, electricity, water and main drainage.  
Broadband Availability (according to [ofcom.org.uk](http://ofcom.org.uk)): Standard, Superfast and Ultrafast Full Fibre.  
For mobile voice and data coverage: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>







## B.S. Bennett Estate Agents

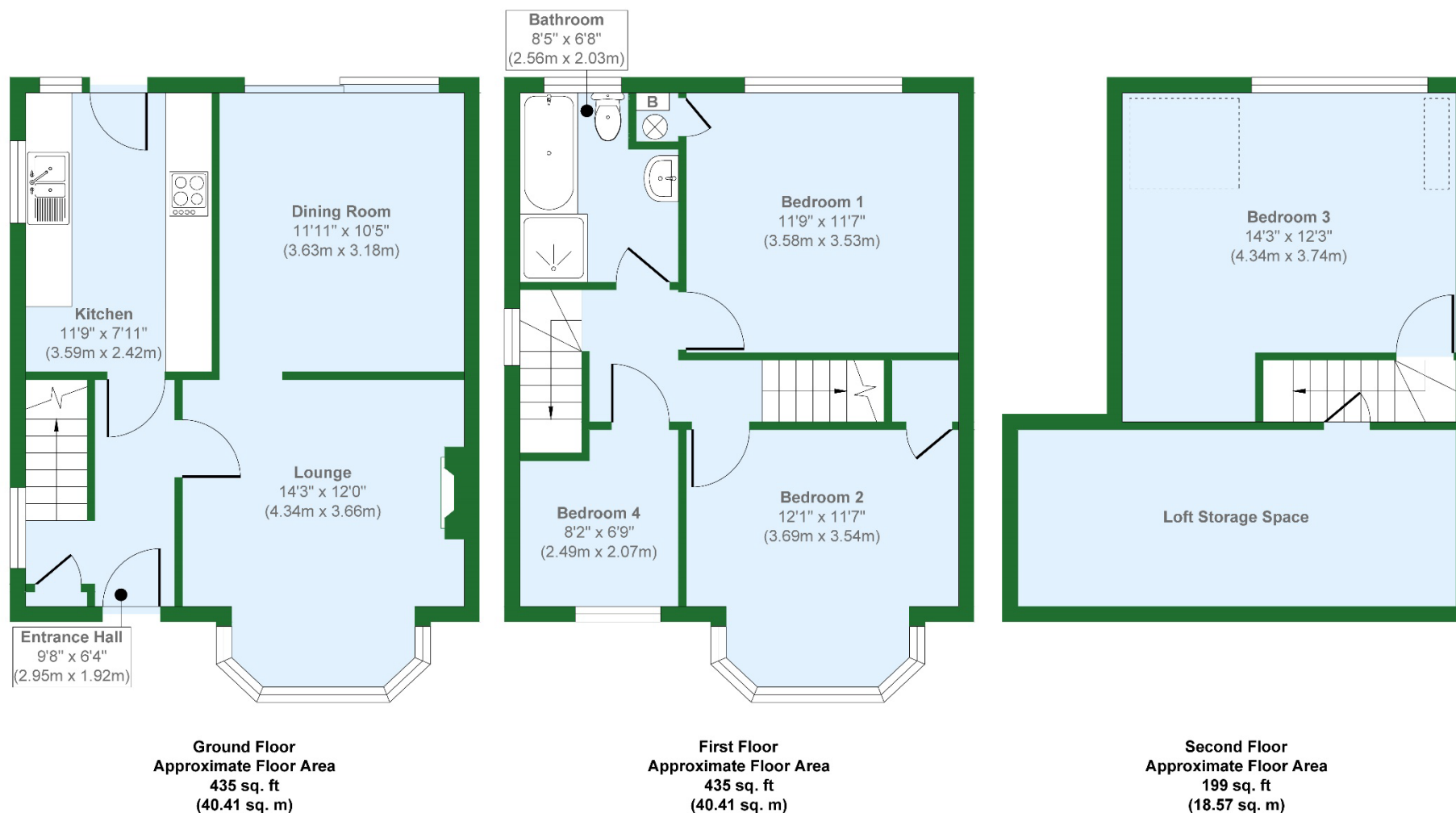
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**Please Note:** We wish to inform prospective purchasers that these sales particulars are set out as a general guide. We have not carried out a detailed survey, or tested the services, appliances and specific fittings. Room sizes are approximate: they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the seller unless specifically itemised within these particulars. Internal photographs and floor plans are intended as a guide only. Where shown details of the lease, ground rent and service charge have been provided by the seller and their accuracy cannot be guaranteed. Prospective purchasers are advised to obtain verification from their solicitor or surveyor.