



Directions

Viewings

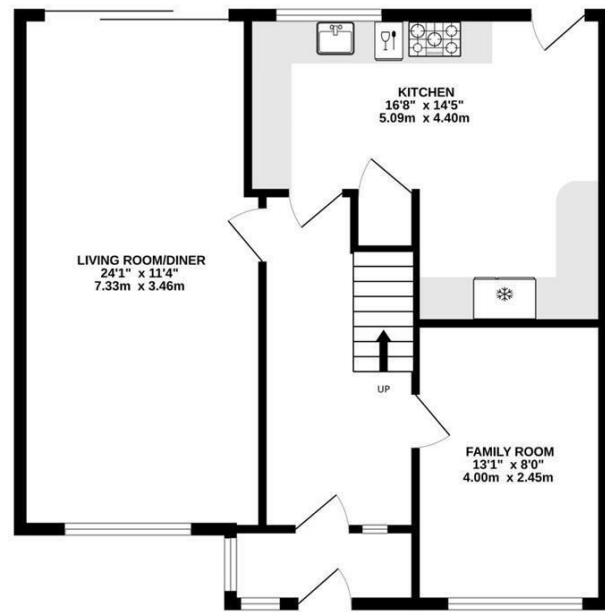
Viewings by arrangement only. Call 01753593888 to make an appointment.

EPC Rating

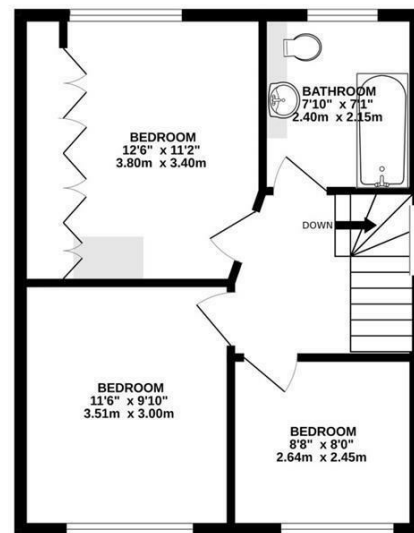
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
719 sq.ft. (66.8 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 1164 sq.ft. (108.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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62 Talbot Avenue, Slough, Berkshire, SL3 8DE

Offers In Excess Of £650,000

- Four Bedroom Semi-Detached House
- Ideally located for Langley Grammar School & other popular schools
- Well Cared for Family Home
- Driveway Parking for Multiple Cars
- Walking distance to Langley Station (Elizabeth Line)
- Easy Access to Heathrow Airport, M4 & M25 Motorways
- Light and Spacious Accommodation Throughout

62 Talbot Avenue, Slough SL3 8DE

The Flatman Partnership is delighted to offer to the market this rarely available 4-bedroom semi-detached family home. The house is comprised of an entrance porch, leading onto the sizable living room/ diner, a fully fitted kitchen, and a family room/ ground floor fourth bedroom. On the first floor, there are two double bedrooms, one accompanied by built-in wardrobes, a further single room, and a well-appointed family bathroom. The exterior offers driveway parking for multiple cars, in addition to a front, and a spacious rear garden.

The property benefits from being within walking distance to Langley Station, 0.3 miles (Elizabeth Line) perfect for commuters into London, and easy access to M4 & M24 Motorways. The property is ideally located for an abundance of good Ofsted-rated schools with Langley Academy and Langley Hall Primary Schools both being 0.3 Miles, Langley Grammar just 0.6 miles, and Castleview Primary less than a mile away. This light and spacious family home has been maintained very well by the current owners and would be an ideal purchase for a first-time buyer or as an investment purchase.

Call now to register your interest and avoid missing out.



Council Tax Band: E

Full Description

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