



EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



59 Halkingcroft, Slough, SL3 7AZ

Guide Price £775,000

- Detached Chalet Style House
- Two Bathrooms
- Light And Spacious Accommodation
- Easy Access To Langley Station And M4/M25 Motorway Networks
- Four Double Bedrooms
- Garage & Driveway Parking
- Close To A Number Of Good Schools
- Potential To Extend (STPP)

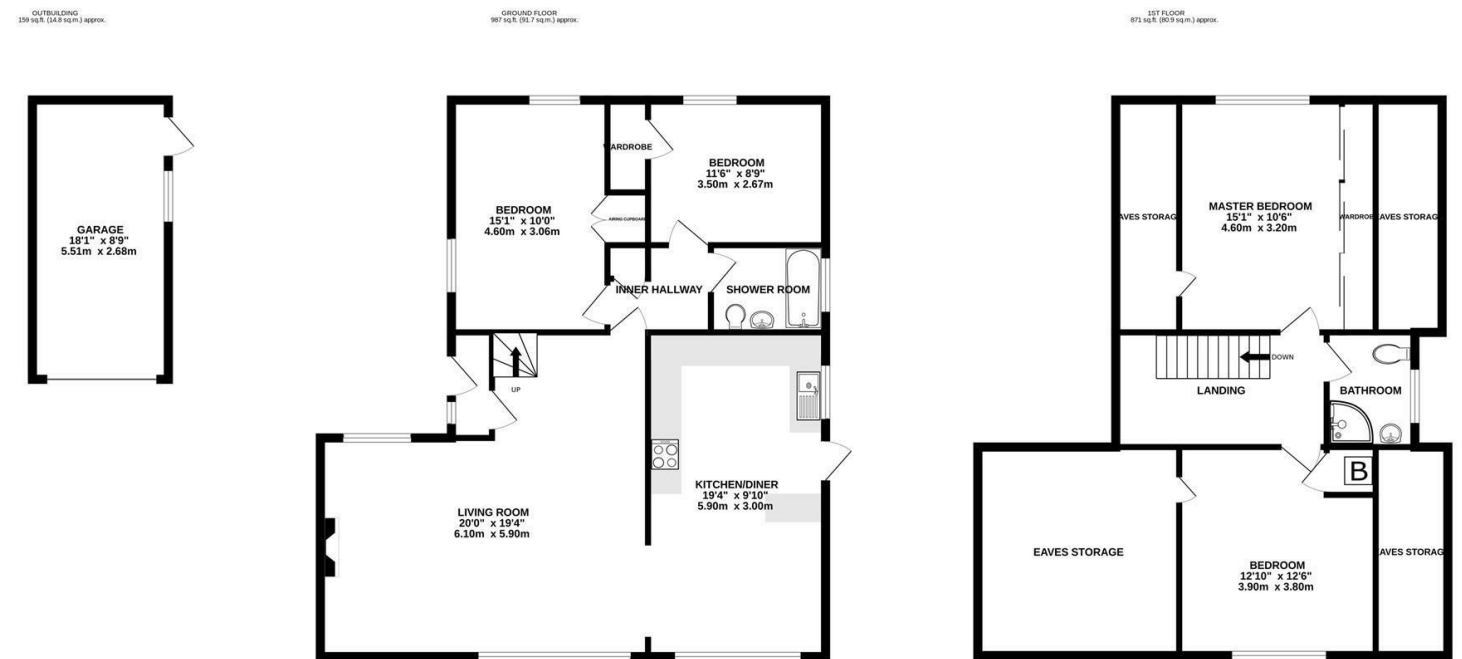
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The Flatman Partnership is delighted to present this prestige chalet style four double bedroom detached house on arguably one of Langley's most desirable roads. This is an ideal family home, close to an array of Langley's most desirable schools including; St Bernards Grammar school, Upton Court Grammar, Langley Grammar, and Langley Academy. Within walking distance of Langley Railway Station (Crossrail) and both M4 & M25 Motorway Networks.

The property offers potential for further improvement and extension (STPP). This already sizeable property consists of a spacious open plan living room, fully fitted kitchen/dining room, modern downstairs shower room with two double bedrooms (2 located on the ground floor), and family bathroom. Further benefits include plenty of eaves storage on the first floor, a detached garage plus driveway parking for multiple cars, accompanied by a lovely front garden and to the rear of the property is a beautifully cared-for garden.



Council Tax Band: F



TOTAL FLOOR AREA : 2017 sq.ft. (187.4 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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