

### **Energy Efficiency Rating**

		Current	Potential
Very energy efficient - lower running costs		Guirent	rotential
(92 plus) <b>A</b>			
(81-91) B		75	<b>85</b>
(69-80)			
(55-68)			
(39-54)			
(21-38)			
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales  EU Directive 2002/91/EC			











## 388 London Road, Slough, Berkshire, SL3 7HX

#### Price Guide £920,000

- 5 Bedrooms
- Light & Spacious Accommodation
- 26ft Recently Renovated Open-Plan Kitchen/Family Room
- 100ft Garden With Outbuilding
- Close To A Number Of OFSTED Rated Schools

- Semi-Detached House
- Driveway Parking For Multiple Cars
- 26ft Living Room/Diner
- Potential To Extend (STPP)
- Langley Station (Elizabeth Line) And M4/M25 Motorway Networks Within 2 Miles

# 388 London Road, Slough SL3 7HX

The Flatman Partnership are delighted to present to the market this stunning 5-bedroom semi-detached property, ideal for a family, very conveniently located just off the high street in Langley.

Located within 1.5 miles of Langley station (Elizabeth Line), 1 mile to the M4 and less than 3 miles to the M25 motorway, the property is situated within walking distance of 10 Ofsted

The property boasts a perfect blend of style & functionality tastefully presented to very high standards. This superb family home also benefits from a large driveway with parking for multiple cars

Accommodation comprises of porch, entrance hall, study and downstairs single bedroom both with fitted wardrobes, downstairs w/c, 26ft living room/diner, recently renovated 26ft open plan kitchen & family room, conservatory spanning the width of the property, large rear garden mainly laid to lawn with a patio, gas central heating & 5 bedrooms. The 1st floor consists of 4 double bedrooms and 2 bathrooms. All 4 bedrooms are a great size and boast fitted wardrobes and give plenty of natural light.









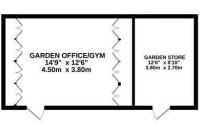
Council Tax Band: E







OUTBUILDING 354 sq.ft. (32.9 sq.m.) approx.



GROUND FLOOR 1287 sq.ft. (119.6 sq.m.) approx



1ST FLOOR 765 sq.ft. (71.0 sq.m.) approx.



#### TOTAL FLOOR AREA: 2405 sq.ft. (223.5 sq.m.) approx.

