

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	49	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



6 Ash Close, Slough, SL3 8EG

Price Guide £475,000

- 3 Bedroom Mid-Terrace House
- Walking Distance to Langley Train Station (Elizabeth Line)
- Ofsted Outstanding & Good Rated Schools
- Single Garage
- New Flooring Throughout
- Cul-De-Sac Location
- Access to M4 & M25 Motorway Networks
- Double Driveway with EV Charging
- 15ft Living Room
- Potential to Extend (STPP)

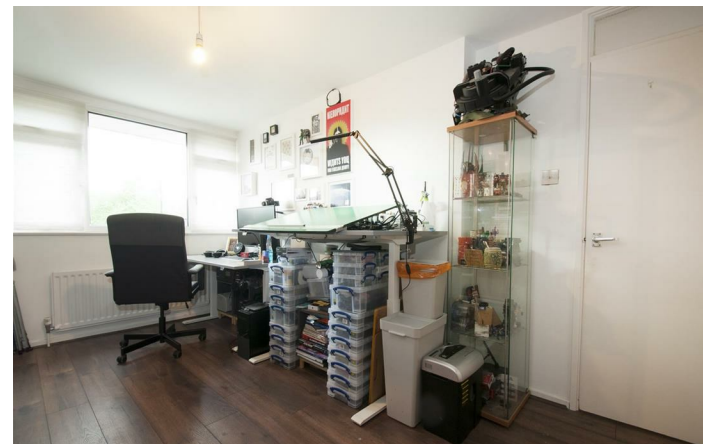
6 Ash Close, Slough SL3 8EG

The Flatman Partnership are delighted to present to the market this 3-bedroom mid-terrace property in excellent condition set in a quiet cul-de-sac in the heart of Langley perfect for a first-time purchase or young families. Located a short walk from Langley mainline station (Elizabeth Line), within easy access to the M4 & M25 motorway networks, and walking distance of a variety of local amenities on Langley High Street as well as several excellent schools in the area such as Holy Family Catholic Primary School, The Langley Academy Primary and Langley Grammar School. The property offers a double driveway with an EV charger, garage, and substantial living space with the potential to extend (STPP).

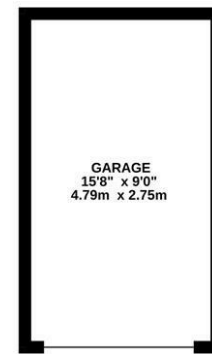
The property features an entrance hall, a 15ft living room replastered and decorated to a very good standard, an open-plan kitchen/dining room, downstairs w/c, new flooring throughout, 2 great-sized double bedrooms, a good-sized single bedroom with the family bathroom also upstairs and rear garden.



Council Tax Band: D



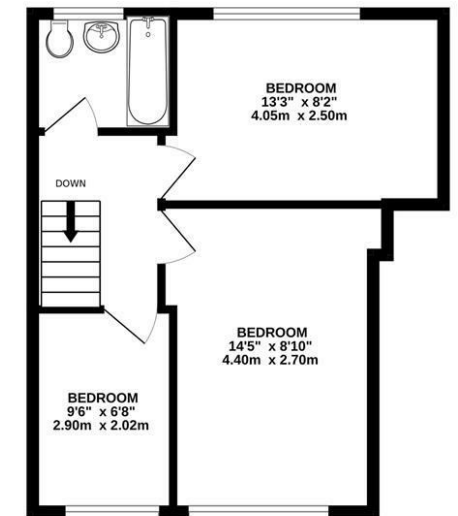
OUTBUILDING
142 sq.ft. (13.2 sq.m.) approx.



GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA: 1016 sq.ft. (94.4 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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