


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



14 Hillary Road, Slough, SL3 7DW  
Price Guide £585,000

- No Onward Chain
  - Close To Langley Mainline Station (Crossrail)
  - Driveway Parking
  - Single Garage
- Extended 4 Bed Semi-Detached
  - Walking Distance To Grammar Schools & Primary Schools
  - Loft Room With Ample Eaves Storage
  - 22ft Living Room & Separate Bay-Fronted Dining Room



# 14 Hillary Road, Slough SL3 7DW

The Flatman Partnership are proud to present this extended four-bedroom semi-detached house, ideal for a family, located just off Langley Road within walking distance of Langley Grammar, The Langley Academy secondary and primary schools as well as Ryvers School. Its convenient location allows easy reach to Langley Station (Elizabeth Line) and the local shops on the High Street, the M4 and M25 networks are easily accessible as is Heathrow Airport.

This property offers the opportunity to modernize and make your own, already offering many attractive features including a 22ft living room overlooking the rear garden, a 14ft bay-fronted dining room, ground floor w/c, a good-sized kitchen, and ample storage. On the first floor, you will find two double bedrooms and a further single bedroom all of which offer fitted cupboards also on the first floor is a separate bathroom and toilet. The double bedroom is on the second floor which also includes a loft room and plenty of eaves storage. Externally the property offers driveway parking for two cars, a single garage and a delightful rear garden mostly laid to lawn with access to a large shed.

 4

 1

 2

 D

Council Tax Band: E

