

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</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	



69 Tamar Way, Slough, Berkshire, SL3 8SY

Price Guide £375,000

- NO ONWARD CHAIN
- 3-Bedrooms
- Excellent Investment Opportunity
- Walking Distance To Several Ofsted-Rated Schools
- In Need Of Complete Refurbishment
- Walking Distance To Langley Station (Elizabeth Line)
- Easy Access to M4 & M25 Motorway Networks
- 50ft Rear Garden



# 69 Tamar Way, Slough SL3 8SY

The Flatman Partnership are proud to present to the market for the first time in over 30 years, this 3-bedroom mid-terrace property providing a fantastic opportunity for investors or those looking to undertake a full refurbishment project with great potential to extend (STPP) and offered with NO ONWARD CHAIN.

Located within walking distance of several Ofsted-rated schools, Langley Mainline Station (Elizabeth Line), local amenities on Langley High Street and within easy access to the M4 & M25 motorway networks.

Accommodation comprises of entrance hall, 14ft living room, kitchen with a range of units, under-stair storage cupboard with potential for a w/c, two double bedrooms with in-built storage, a single bedroom, separate bathroom and toilet with further storage on the landing. The property also benefits from gas central heating, double-glazing, a small front garden and a substantial 50ft rear garden with great potential.

Although requiring extensive refurbishment, the property offers incredible potential for anyone looking to create a modern, bespoke home. This property could become a fantastic living space in a convenient location.



3



1



1

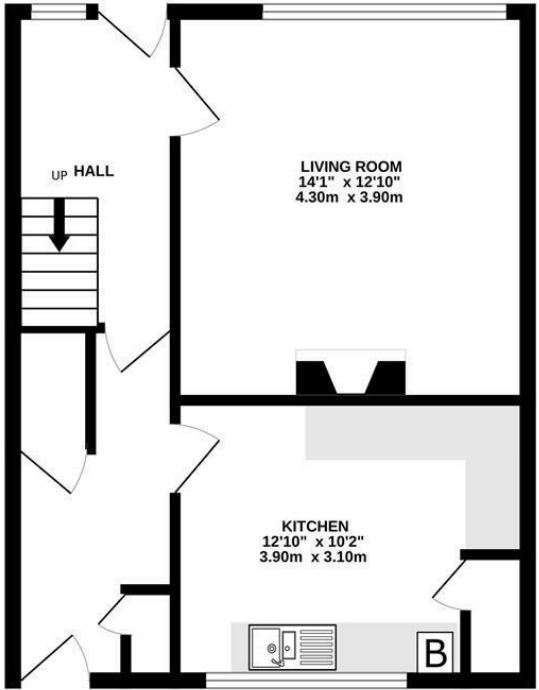


D

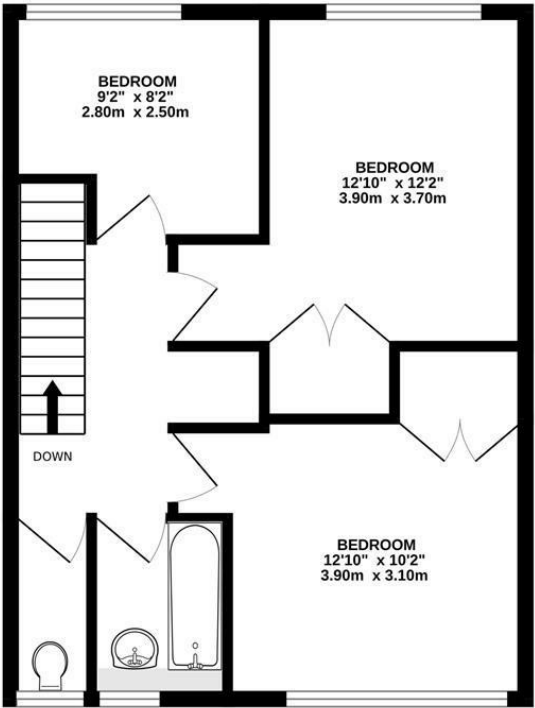
Council Tax Band: C



GROUND FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 913 sq.ft. (84.8 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.  
Made with Metropix 62025

