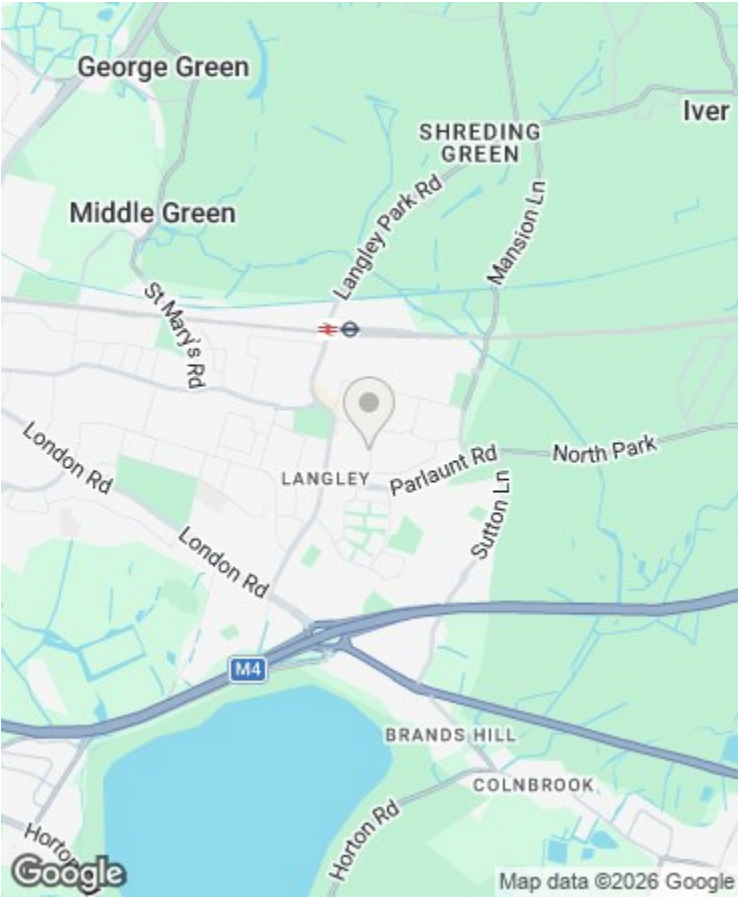


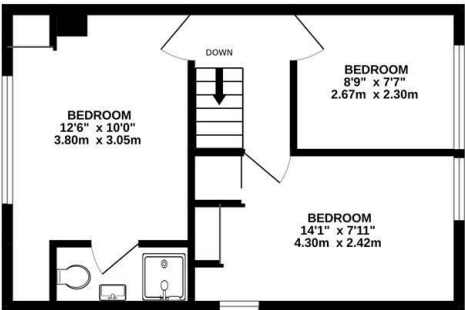
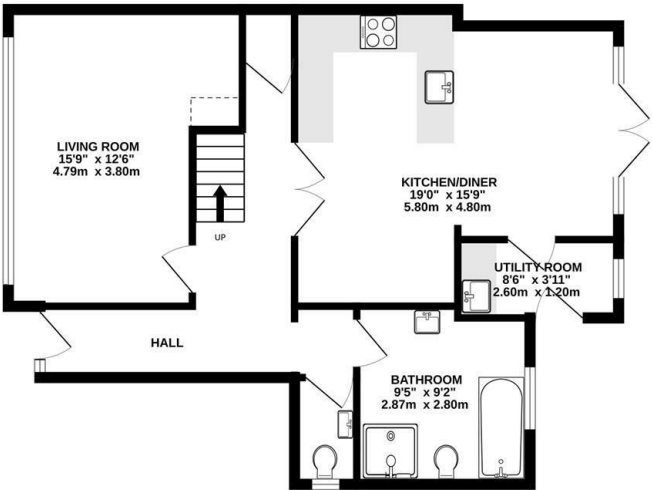


| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 88        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 68                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             |                         |           |
|                                             | EU Directive 2002/91/EC |           |



GROUND FLOOR  
671 sq.ft. (62.4 sq.m.) approx.

1ST FLOOR  
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 1045 sq.ft. (97.1 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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35 Thames Road, Slough, Berkshire, SL3 8DX

Guide Price £615,000

- No Onward Chain
- Three Bedrooms
- Two Bathrooms & Downstairs WC
- Walking Distance To Ofsted-Rated Schools
- Extended Semi-Detached
- Driveway Parking
- Scope For Further Extension (STPP)
- Well-Maintained Throughout

# 35 Thames Road, Slough SL3 8DX

The Flatman Partnership are proud to present to the market this extended three-bedroom semi-detached property, located in the heart of Langley and within walking distance of several Ofsted-rated schools, local amenities, and Langley Mainline Station (Elizabeth Line).

Accommodation on the ground floor comprises an entrance hallway, living room, fitted kitchen, cloakroom, four-piece family bathroom, utility area, and dining room, complete with a skylight. Upstairs, you will find the master bedroom boasting an en-suite, a further double bedroom, and a third single bedroom. The property further benefits from a garage, driveway parking, gas central heating, double-glazed windows throughout, and a lovely private rear garden, mainly laid to lawn with a small patio area.

Ideally positioned just a 10-minute drive from Heathrow and offering convenient access to the M4 and M25 motorway networks, this home also provides substantial potential to extend (STPP). With excellent transport links and highly regarded schools close by, it is perfectly suited to families and commuters alike.

 3

 2

 2

 D

Council Tax Band: E

