

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>	<b>63</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	



117 Alderbury Road, Slough, SL3 8DL

Guide Price £550,000

- Three-bedroom semi-detached
- Feature stone fireplace and navy accent wall
- Separate kitchen with range cooker
- Detached double garage and additional storage
- Easy access to M4, M25 and Ofsted-rated schools
- Spectacular 30ft open-plan living and dining room
- French doors opening onto rear garden
- Generous rear garden with stone patio and lawn
- Driveway parking for multiple vehicles
- 500 yards from Elizabeth Line

# 117 Alderbury Road, Slough SL3 8DL

The Flatman Partnership proudly presents this thoughtfully extended three-bedroom semi-detached home, ideally positioned just 500 yards from Langley Station (Elizabeth Line) - an outstanding opportunity for families and investors alike.

The ground floor delivers a spectacular 30ft open-plan living and dining room, beautifully styled with a feature navy accent wall, stone fireplace, and French doors opening directly onto the rear garden - a genuinely impressive and versatile living space. The separate galley kitchen is well-fitted with ample storage and houses a striking range cooker.

Upstairs, three well-proportioned bedrooms are served by a modern family bathroom with bath and overhead shower. Outside, the generous rear garden features a large stone-paved patio and a good-sized lawn ideal for families. A detached double garage and driveway parking for multiple vehicles complete the package.

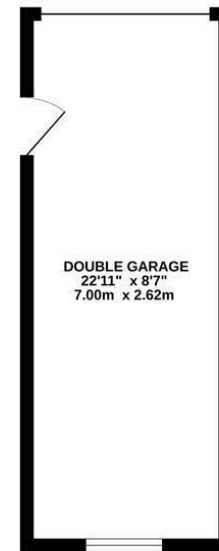
With easy access to the M4 and M25 and within catchment for several Ofsted-rated schools, this property offers exceptional connectivity alongside scope for further extension (STPP).



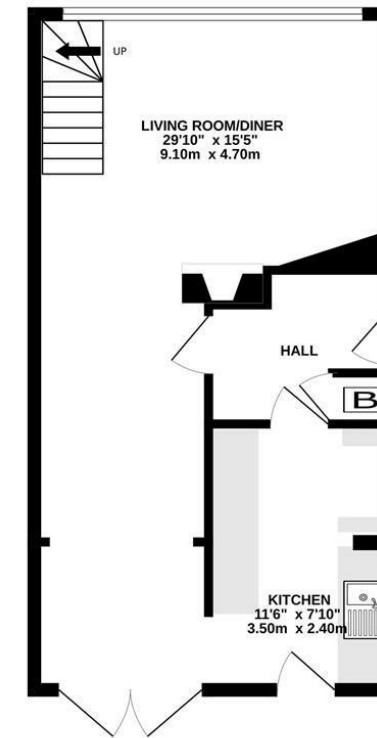
Council Tax Band: D



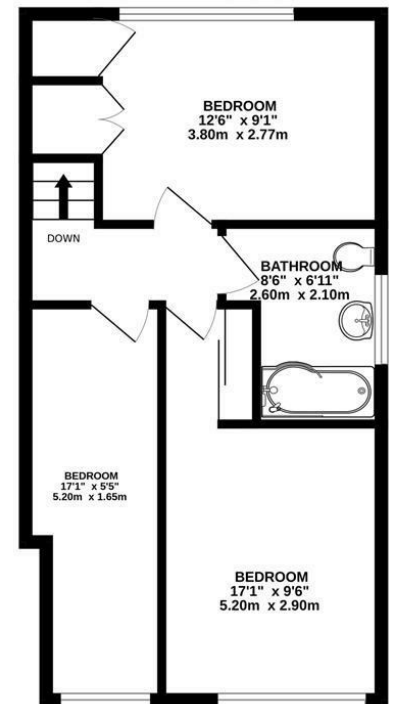
BASEMENT  
197 sq.ft. (18.3 sq.m.) approx.



GROUND FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA: 1087 sq.ft. (101.0 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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