



Connells

Raymond Road
Slough



Property Description

A rare opportunity to acquire this fully let five-bedroom HMO with tenants in situ, offering an attractive investment opportunity in the highly sought-after area of Langley.

Situated on a popular residential road just off Langley High Street, the property enjoys an excellent location within walking distance of Langley Elizabeth Line Station, providing superb transport links into London and beyond. The property also offers easy access to the M4 motorway, regular bus services, and is within the catchment area for well-regarded primary and grammar schools.

The accommodation features a modern open-plan kitchen with integrated appliances, a ground-floor bedroom with en-suite shower room, four additional bedrooms, and two further shower rooms. Externally, the property benefits from a private rear garden, a garage, and a driveway providing off-street parking.

Further advantages include potential for extension (subject to the necessary planning permissions) and the added benefit of no onward chain.

Currently generating a total rental income of £3,390 per calendar month, the property delivers an approximate gross rental yield of 6.26%, making it an appealing addition to any investor's portfolio.

Ground Floor

Door to

Entrance Hall

Front aspect window, under stairs cupboard, radiator, doors to:

Lounge

Front aspect window, radiator

Open-Plan Kitchen

Two rear aspect windows, range of wall & base units, one and a half bowl sink drainer unit with mixer tap and cupboard under, integrated four ring electric hob, cooker hood, other integrated appliances include microwave, oven, two fridge freezers, washer dryer and dishwasher, door to rear garden

Bedroom Five

Front aspect window, radiator, door to:

En-Suite

Shower cubicle with glass shower screen, WC, wash hand basin, heated towel rail, extractor fan, fully tiled

First Floor

Landing

Front aspect window, access to loft, radiator, door to:

Bedroom One

Rear aspect window, radiator

Bedroom Two

Front aspect window, radiator

Bedroom Three

Front and rear aspect windows, radiator

Bedroom Four

Rear aspect window, radiator

Shower Room

Front aspect window, shower cubicle, WC, wash hand basin with vanity unit, extractor fan, heated towel rail

Second Shower Room

Shower cubicle, WC, wash hand basin with vanity unit, extractor fan, heated towel rail

Outside

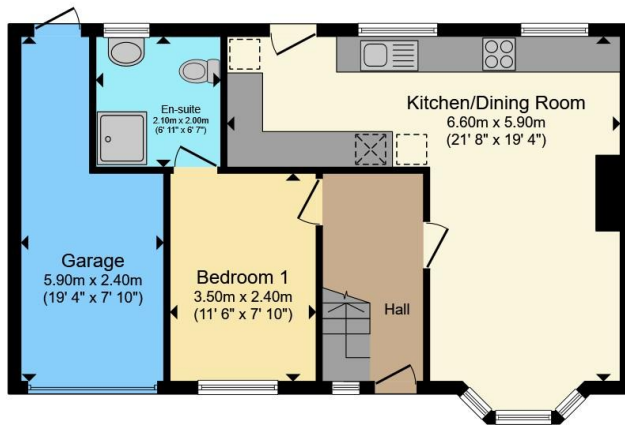
To The Front

Laid to lawn, driveway leading to Garage with up & over door, gate to access rear garden

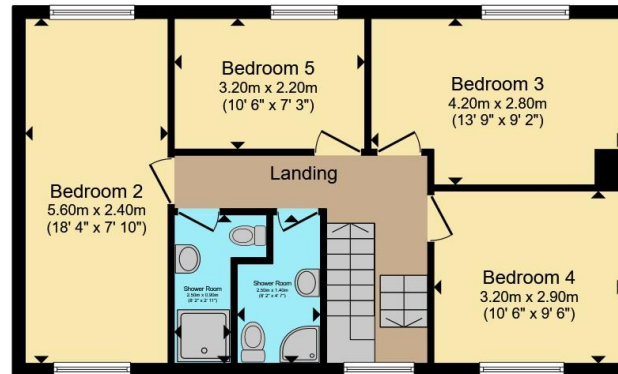
Rear Garden

Patio area with rest laid to lawn, garden shed, gate to access front

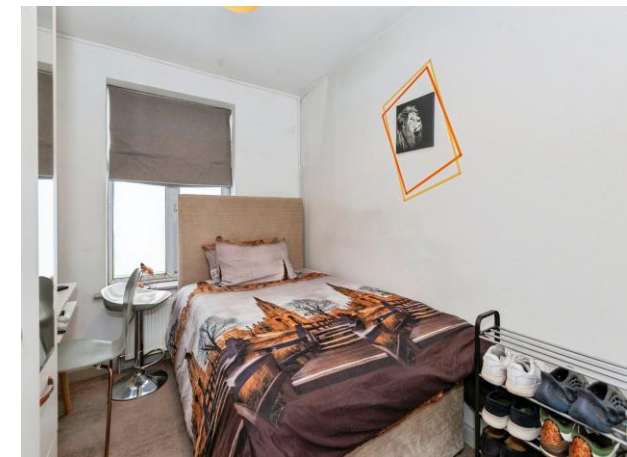




Ground Floor



First Floor



Total floor area 117.4 m² (1,264 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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EPC Rating: D Council Tax
Band: E

view this property online connells.co.uk/Property/SGH310262

Tenure: Freehold



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