

172 Parlaunt Road, Langley, Slough, SL3 8AZ

Guide price £575,000

Freehold

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This well-presented end-terrace property has been substantially improved and extended to the side and rear, creating generous and versatile living accommodation. The home also benefits from a grassed area adjacent to the property and ample off-street parking.

The ground floor is fitted with LED lighting throughout and offers a large, bright sitting room with dual access points, wall-mounted TV connections, and provisions for internet and Sky. To the rear, an additional reception room—created as part of the extension—benefits from multiple access points and similar media connectivity. Triple wooden folding doors with glazed panels open through to the kitchen, creating a flexible and open-plan feel. The kitchen is well-equipped with a gas hob, electric oven, triple-drainer sink, dishwasher, a fridge and two skylights which provide excellent natural light, and twin doors that connect seamlessly to the rear reception space.

The first floor has bamboo flooring throughout, which offers a spacious principal double bedroom complete with en-suite facilities and built-in wardrobes. The second double bedroom provides excellent accommodation, alongside a third single bedroom with built-in storage. There is also a separate toilet and a modern family bathroom fitted with a power shower. There is also a fully electric, self-contained annex comprising a fitted kitchen, shower, and toilet. Additional features include an electric shutter and a rear access door leading to a secure bike storage area, enclosed by a metal gate. Ideally located just one mile from Langley railway station, offering access to the Elizabeth line, Langley High Street and local shops along Parlaunt Road are within walking distance. Well-served by bus routes and with easy access to the A4 road, M4 motorway, M25 motorway and M40 motorway. Located within catchment of Langley's well-regarded primary, secondary and grammar schools.

172 Parlant Road, Langley, Slough, SL3 8AZ



Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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Ground Floor

Floor area 73.4 sq.m. (790 sq.ft.)

First Floor

Floor area 47.7 sq.m. (513 sq.ft.)

Total floor area: 121.1 sq.m. (1,304 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

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