



Layburn Crescent, Slough, SL3 8QL - Guide Price: £550,000 to £575,000

www.stuardix.exp.uk.com

Layburn Crescent, Slough, SL3 8QL

Tenure: Freehold

Quick Summary

Price:	Guide Price: £550,000 to £575,000
Property Type:	Semi-Detached House
Beds:	3
Baths:	1
Reception Rooms:	2
Council Tax Band:	D

Material Information

Parking:	Off-Road Parking
Sewerage:	Mains Supply
Heating:	Mains Gas
Water Supply:	Mains Supply
Electricity Supply:	Mains Supply

Features

Well Presented Semi-Detached Home
Three Good Sized Bedrooms
Spacious Accomodation
Well Fitted Family Kitchen

Separate Dining Room & Conservatory
Fitted Furniture to the Principal Bedroom
Excellent Access to Heathrow & Road Network
Off-Road Parking & EV CHarging Point

Property Description

A very well-presented three-bedroom semi-detached property with off-road parking and an EV charging point. The property has benefited from numerous improvements over the years, creating a spacious and appealing family home with a range of excellent features likely to attract a wide variety of buyers, particularly due to the flexibility of the layout.

The ground floor offers versatile accommodation, including a well-fitted family kitchen, separate dining room, conservatory, a good-sized sitting room with plenty of space for entertaining guests. There is also a highly functional utility room/downstairs cloakroom, which could potentially be repurposed to create a ground-floor shower room.

Upstairs, three well-proportioned bedrooms provide excellent accommodation for families, with fitted furniture to the principal bedroom and a beautifully refitted shower room that will undoubtedly appeal to many buyers.

The property is located in a highly popular area, largely due to its proximity to Heathrow Airport, particularly Terminal 5, as well as Junction 5 of the M4. Excellent transport connections are also readily available, with local bus services providing access to a wide range of destinations, including Langley Station, which operates on the Elizabeth line.

Popular schools can also be found in the area to include: Colnbrook CoFe, Foxborough Primary, Holy Family and Langley Grammar School.

Tenure: Freehold

EPC: TBC

Council Tax: D (Slough)

IMPORTANT:

The information stated in regard to this property does not establish an offer or contract, neither will it be considered as representations. It is in the responsibility and obligation of all interested parties to confirm exactitude and your solicitor must check tenure and all lease information, fixtures and fittings, and any planning/building regulations where the property has been extended/converted/added to by way of additional buildings, perimeter boundaries or otherwise to confirm legal statuses, definitions and uses. The current status is: UNKNOWN. Should further details in these respects be required, please make a written request to which a response will be given where possible. All measurements and dimensions are estimated and noted exclusively for guidance purposes only as floor plans are not to scale and their exactness cannot be confirmed in any way shape or form. Therefore the details provided must be regarded as inaccurate. Do not use any of the measurements to order carpets, fittings, carry out works, estimate sizes for furniture or obtain quotations for any intended works. Neither eXp UK nor the agent instructed to market this property has any authority to make or give any representations or warranty whatsoever in relation to this property.

PLEASE NOTE: Photographs are intended as a guide only and it should not be assumed that any furniture/fittings are included in the sale.

REFERENCE TO APPLIANCES and/or facilities does not imply that they are necessarily included, operational or functioning for the purpose as none of these are tested, checked for safety or otherwise. Your solicitor must check all information in this regard during the conveyancing process. Whilst the details contained within have been prepared in good faith, due to the nature of potential changes & inaccuracies; should you wish to check any of the details contained within, please make an official enquiry in writing to which checks will be carried out to confirm (to the best of the ability of the designated representative) the nature of your enquiry with a written response.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be required by law to produce identification documentation which will incur a charge of £30 per individual wishing to proceed by way of intended purchase. Please note this amount is strictly non-refundable as it is assumed by way of payment on your behalf to a third party Anti-Money Laundering Verification Firm that you as the purchaser(s) agree to the terms stated, and; are therefore making a decision based solely on your own volition and intent with full knowledge of the terms outlined within to proceed towards an intended purchase.

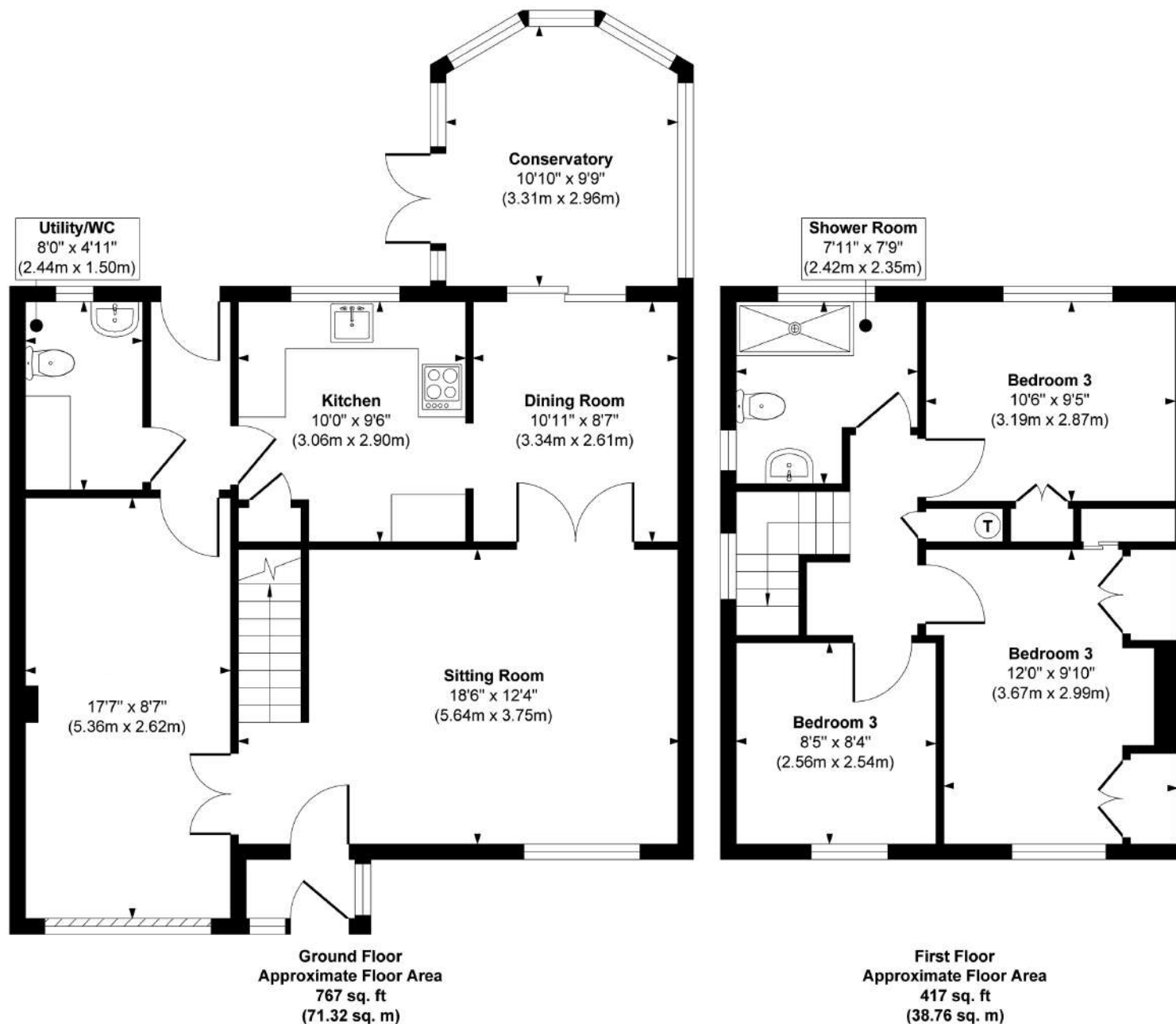
OFFER / PURCHASE TERMS: Any intended purchaser must supply suitable proof of financial funds prior to any offer being formally agreed. It is expected that any intended purchaser will already have confirmation in place of suitable financial arrangements prior to any offer being formally agreed alongside an appointed legal representative in respect of conveyancing.



STUART DIX
exp

Mon to Fri: 9am to 7pm Sat: 9am to 5pm
E: stuart.dix@expuk.com W: stuartdix.exp.uk.com

Layburn Crescent, Slough - SL3 8QL



Approx. Gross Floor Area 1184sq. ft / 110.08 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



STUART DIX
exp UK



Viewings: 07305 642913

[# Click to Book A Free Valuation By Stuart Dix](#)



Viewings: 07305 642913

[# Click to Book A Free Valuation By Stuart Dix](#)



Viewings: 07305 642913

[# Click to Book A Free Valuation By Stuart Dix](#)



Viewings: 07305 642913

[# Click to Book A Free Valuation By Stuart Dix](#)



Viewings: 07305 642913

[# Click to Book A Free Valuation By Stuart Dix](#)



Viewings: 07305 642913

[# Click to Book A Free Valuation By Stuart Dix](#)



Viewings: 07305 642913

[# Click to Book A Free Valuation By Stuart Dix](#)



Viewings: 07305 642913

[# Click to Book A Free Valuation By Stuart Dix](#)



Viewings: 07305 642913

[# Click to Book A Free Valuation By Stuart Dix](#)



exp[®]

Viewings: 07305 642913

[# Click to Book A Free Valuation By Stuart Dix](#)



exp[®]

Viewings: 07305 642913

[# Click to Book A Free Valuation By Stuart Dix](#)



Viewings: 07305 642913

[# Click to Book A Free Valuation By Stuart Dix](#)



Viewings: 07305 642913

[# Click to Book A Free Valuation By Stuart Dix](#)



Viewings: 07305 642913

[# Click to Book A Free Valuation By Stuart Dix](#)



exp[®]

Viewings: 07305 642913

[# Click to Book A Free Valuation By Stuart Dix](#)



Viewings: 07305 642913

[# Click to Book A Free Valuation By Stuart Dix](#)



Viewings: 07305 642913

[# Click to Book A Free Valuation By Stuart Dix](#)



~ Personal Agency At It's Finest ~

STUART DIX
exp

Arrange A Free Property Valuation: [CLICK HERE](#)