



 **HILTONS ESTATES**

London Road
Slough, SL3 7HH

- Spacious Family Home
- Large, Well-Equipped Family Kitchen
- Generously Sized Reception Room
- Garage & Additional Off-Street Parking

Offers In Region Of £725,000
EPC Rating '77'





HILTONS ESTATES

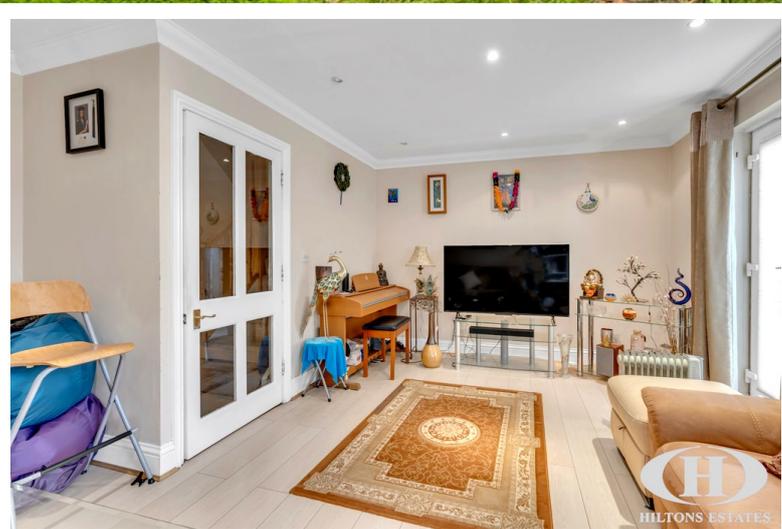
Property Description

Hiltons Estates is delighted to present this spacious 3-bedroom family home, ideally located on London Road, Slough - within the sought-after grammar school catchment area.

This well-presented property offers generous living space, featuring a large family kitchen, a bright and airy reception room, and three modern bathrooms. The master bedroom includes a walk-in wardrobe, adding a touch of luxury.

With potential to create an annex, this home is perfect for growing or extended families. Additional benefits include a private garden, garage, and off-street parking.

A fantastic opportunity in a prime location - early viewing is highly recommended.

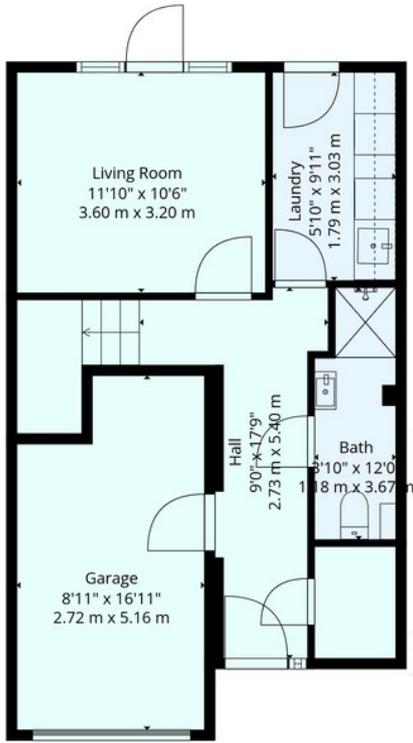


HILTONS ESTATES

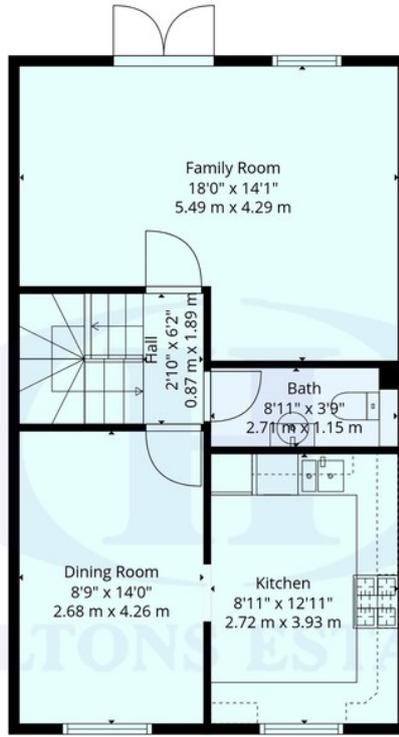


HILTONS ESTATES

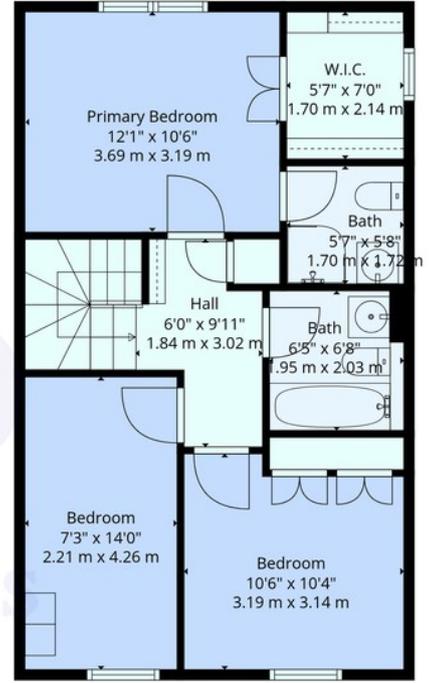




Floor 1



Floor 2



Floor 3

TOTAL: 1517 sq. ft, 142 m2

FLOOR 1: 383 sq. ft, 36 m2, FLOOR 2: 567 sq. ft, 53 m2, FLOOR 3: 567 sq. ft, 53 m2
 EXCLUDED AREAS: GARAGE: 139 sq. ft, 13 m2, WALLS: 124 sq. ft, 11 m2



Floor Plans Are Provided For General Guidance And Illustrative Purposes Only. While Every Effort Has Been Made To Ensure Accuracy, Measurements And Layouts Are Approximate And Not To Scale. These Plans Should Not Be Relied Upon For Valuation, Legal, Or Mortgage Purposes. We Recommend All Interested Parties Carry Out Their Own Inspections And Assessments

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |
| | | 77 C | 85 B |

243 The Broadway
 Southall
 Middlesex
 UB1 1NF

www.hiltons-estates.com
 Rajneev@hiltons-estates.com
 02085 741 999

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements