



### 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 Double Bedrooms
- Garage & Driveway Parking For Multiple Vehicles
- Large Rear Garden With Patio
- Well-Maintained Throughout
- Semi-Detached
- Thoughtfully Extended
- 500 Yards To Langley Station
- Scope For Further Extension (STPP)



# 117 Alderbury Road, Slough SL3 8DL

The Flatman Partnership are proud to present to the market this thoughtfully extended, three-bedroom semi-detached property. Situated just 500 yards from Langley Station (Elizabeth Line), within easy reach of the M4 & M25 motorway networks and within catchment for several Ofsted-rated schools. Accommodation comprises three good-sized double bedrooms, an open-plan living and dining room, separate kitchen, family bathroom, large rear garden with patio area, garage and driveway parking for several cars. Presented in good condition throughout with further scope for extension (STPP), this property is a fantastic opportunity for families and investors alike.

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Council Tax Band: D

