



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



74 Seacourt Road, Slough, Berkshire. SL3 8EW.

£575,000

Hilton King and Locke are pleased to present this excellent family home with the added benefit of a garage and off-street parking. Being in the ideal location of Langley, families will find the benefit of being 1.3 miles away from Langley Grammar school.

Accommodation of the ground floor includes a large open plan living/dining space (21'11 x 10'2) including a perfect office space, a large bright & airy fully fitted kitchen with plenty of storage (23'11 x 10'2) with French doors leading to the garden. The downstairs also features a modern family bathroom.

Upstairs, the master bedroom (13'0 x 10'3) consists of a modern ensuite and fitted wardrobes, The second double bedroom (11'10 x 7'11), finally the single bedroom (8'9 x 7'11) is a really good size.

The large garden features a lawn, patio area. There is also the space to add more outside storage if necessary. Access to the garage can be found directly at the front of the property or down the right-hand side of the house. The



garage is perfect for storage with also the scope to convert into something else such as a gym.

## LOCATION

This property is located perfectly for easy access to the high street with an array of shops and amenities also Langley station Elizabeth line. There is also the benefit of Heathrow Airport being a short drive away. There are also many other schools nearby such as Langley Hall, Marish Primary, Upton Court Grammar and St Bernard Grammar.



### Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



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# 74 Seacourt Road

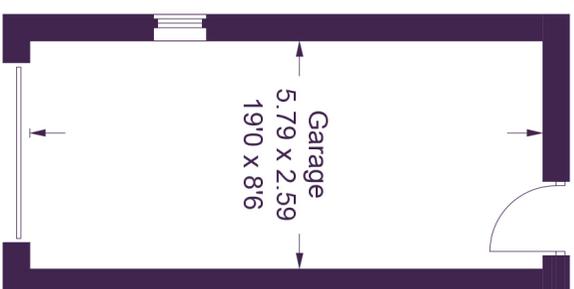
Approximate Gross Internal Area

Ground Floor = 61.1 sq m / 658 sq ft

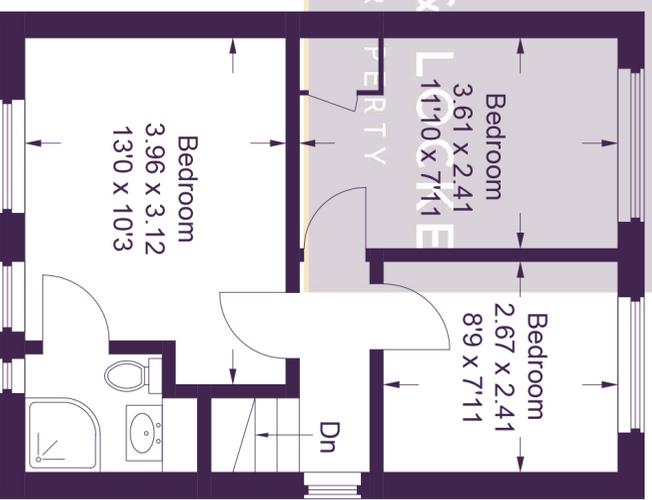
First Floor = 33.2 sq m / 357 sq ft

Garage = 15.4 sq m / 166 sq ft

Total = 109.7 sq m / 1,181 sq ft



(Not Shown In Actual Location / Orientation)



## Ground Floor

## First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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