



16 Sharney Avenue, Slough, Berkshire.
SL3 8EA.

£625,000

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Features of Interest

- *RARELY AVAILABLE*
- 4 BEDROOM SEMI-DETACHED HOUSE
- POPULAR RESIDENTIAL LOCATION
- SOUTH FACING GARDEN
- POTENTIAL TO EXTEND AT BACK AND GARAGE CONVERSION
- SHORT DISTANCE TO OFSTED REGULATED SCHOOLS
- EASY ACCESS TO M4 & M25 MOTORWAY NETWORKS
- CLOSE TO LANGLEY RAILWAY STATION (FUTURE CROSSRAIL)

Description

The Flatman Partnership is delighted to introduce this fantastic and conveniently located three-bedroom semi-detached family home. The property encompasses an entrance porch, leading into a hallway with the first reception room on the right with built-in office space for those working from home, with the kitchen on the left, flowing nicely into the dining room and then out to the radiant conservatory which allows an abundance of light to flow through the property. On the ground floor, you will also find the family bathroom, with both bath and shower facilities. On the first floor, there is a master bedroom, with built-in wardrobes and office space, a further double bedroom, again with office space and built-in wardrobes as well as a well-appointed modern ensuite, with a good-sized single bedroom, also with built-in wardrobes and work desk.

The property is located in the heart of Langley with easy access to the M4, M25 Motorway Networks, and Langley Railway Station (Crossrail) just 0.5 miles away, which will provide excellent commuter links into Central London. The property is ideal for families due to the abundance of great Ofsted-rated local schools such as Langley Hall primary school and Langley Grammar school, which is just 0.7 miles from the property. Offering light and spacious accommodation throughout, the property also boasts off-street driveway parking for multiple cars and a spacious garage, with the potential for conversion, with a well-maintained rear garden with side access and shed. In addition, there is also the potential to extend further at the rear, up into the loft, and on the side (STPP), allowing the new owner to make this property truly their own.

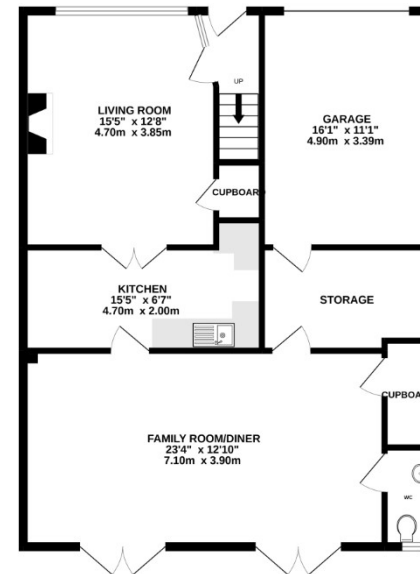
This property is not one to be missed and would be ideal for a first-time buyer or investor.

Viewings highly recommended

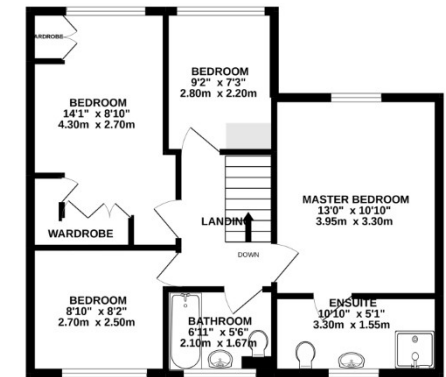
The details we provide are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

Call now to register your interest.

GROUND FLOOR
929 sq.ft. (86.3 sq.m.) approx.



1ST FLOOR
569 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA : 1498 sq.ft. (139.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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