



10 Layton Crescent, Slough, Berkshire. SL3 8DP.

OIEO £650,000 Freehold

Hilton King & Locke are delighted to offer for sale this absolutely stunning four bedroom family home, built in 2017 to a high specification.

This double fronted, three storey town house is in fantastic condition having been tastefully decorated and cared for by the present owner. A real feature of this house is all of the rooms offer a lovely double aspect, therefore giving the property a light and airy feel throughout.

Perfectly situated within walking distance of Langley High Street and a number of outstanding schools, the property has the benefit of two parking spaces and is offered with the remainder of the NHBC building guarantee. Viewings are strongly advised so that you can experience the homely feel of this stunning home.

Upon entering the property, the ground floor consists of an entrance hallway, a cloakroom, and a living room that has a large storage cupboard.

The other side of the hallway you have the large and open plan Kitchen/Dining room with its array of integrated appliances, electric hob, plus French doors leading into the low maintenance garden. There is also space here for a table and chairs.

The first floor consists of two double bedrooms and a family bathroom. The 12'7 x 11'10 bedroom four/games room has French doors that open inwards and a Juliet balcony, while the third bedroom measures 12'7 x 9'2 and has fitted storage space.

The second floor includes the gorgeous master bedroom which measures 12'7 x 15'8, and has extensive fitted



wardrobes plus a Jack and Jill styled en suite bathroom. Bedroom two is 12'8 x 9'1 and also has fitted wardrobes.

The property has parking for two cars, and has security alarm system with CCTV, while the rear south facing garden is low maintenance and offering a lawn, timber shed and access gate to the rear.

LOCATION

This property is perfectly located near the High Street with its array of shops and amenities.

Langley Station, which will shortly join the Crossrail route, is just 0.5 miles away (approx 8 minute walk) and the M4, M25 and M40 plus Heathrow are also easily accessible.

A host of renowned schools including Langley Hall and Marish Primary are within a short distance, as are Langley Grammar, Upton Court Grammar, St Bernard Grammar and Langley Academy.



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 ("information") 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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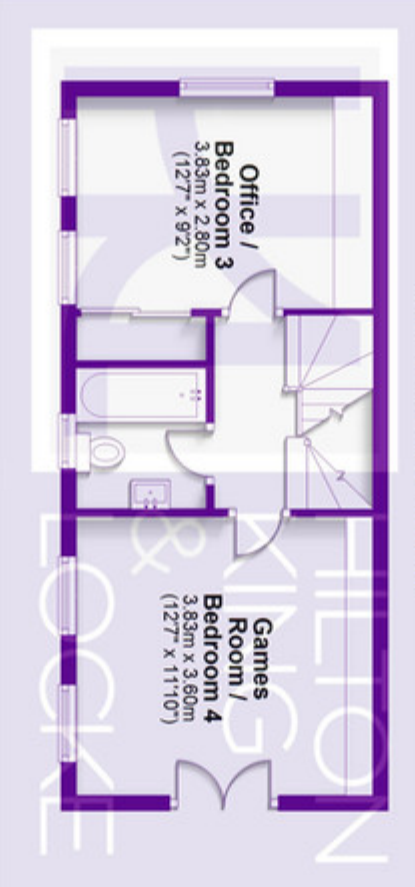
Ground Floor

Approx. 34.7 sq. metres (373.1 sq. feet)



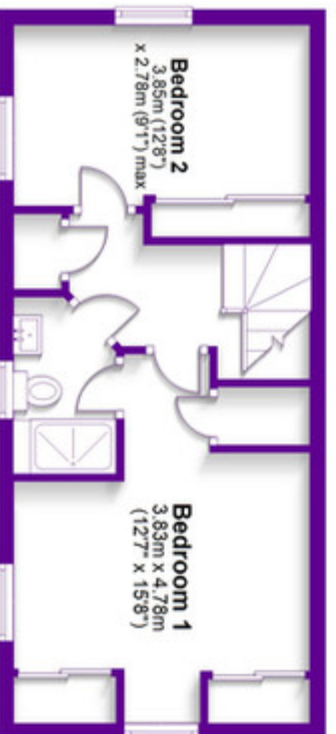
First Floor

Approx. 35.4 sq. metres (381.2 sq. feet)



Second Floor

Approx. 34.8 sq. metres (374.4 sq. feet)



Total area: approx. 104.9 sq. metres (1128.6 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total areas inc garages & outbuildings
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