



255 Trelawney Avenue, Slough, Berkshire. SL3 7UF.  
£475,000

- \*No Onward Chain\*
- 21 Ft Lounge
- Three Bedroom Mid Terrace
- Walking Distance to Langley Grammar & Ryvers Primary School
- Driveway for Multiple Cars
- Close By To Langley Station (Crossrail)
- Good Links to M4 & M25 Motorway Networks
- Ideal for First Time Buyers and Investors
- Tenants in Situ
- Planning Permission Granted for Rear Extension

# 255 Trelawney Avenue, Slough, Berkshire. SL3 7UF.

## £475,000

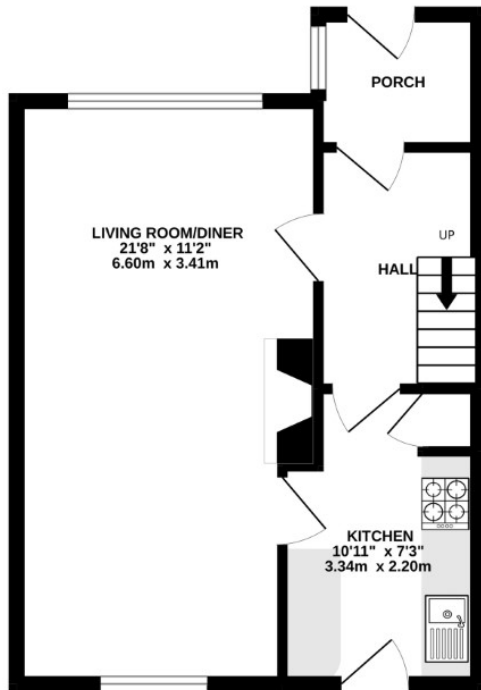
The Flatman Partnership are delighted to offer to the market, which no onward chain, this well maintained, three bedroom terraced house situated in of Langley's most sought after areas. Located in the heart of Langley, a short walk away from Langley Railway Station (future Crossrail) for those who intend to commute. Within close proximity to all the local amenities Langley has to offer, as well as a vast number of Ofsted rated good schools including Ryvers Primary school, Langley Grammar School, with Langley Academy also within walking distance.

The accommodation is comprised of an entrance porch, 21ft living room/ diner and a fully integrated kitchen. With two double bedrooms on the first floor accompanied by a luxurious modern family bathroom, with a further good sized third bedroom. The property offer the potential to extend- planning permission has been granted for a 5 metre rear extension and renovate to the new owners desire. The exterior offers an enclosed rear garden and off-street parking for multiple cars.

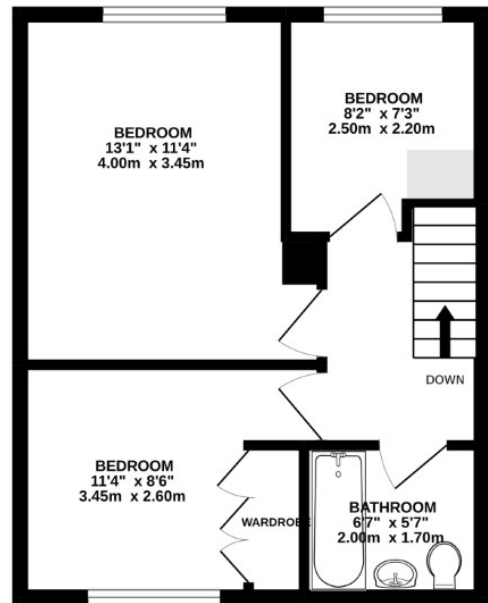
This property will prove to be very popular and will be ideal for a first-time buyer or investor so call now to register your interest.

\*Viewings Saturday 16th July\*

GROUND FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 749 sq.ft. (69.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(65-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

