



HILTON KING & LOCKE
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4 Langtree Avenue, Slough, Berkshire. SL1 5AY.

£450,000 Freehold

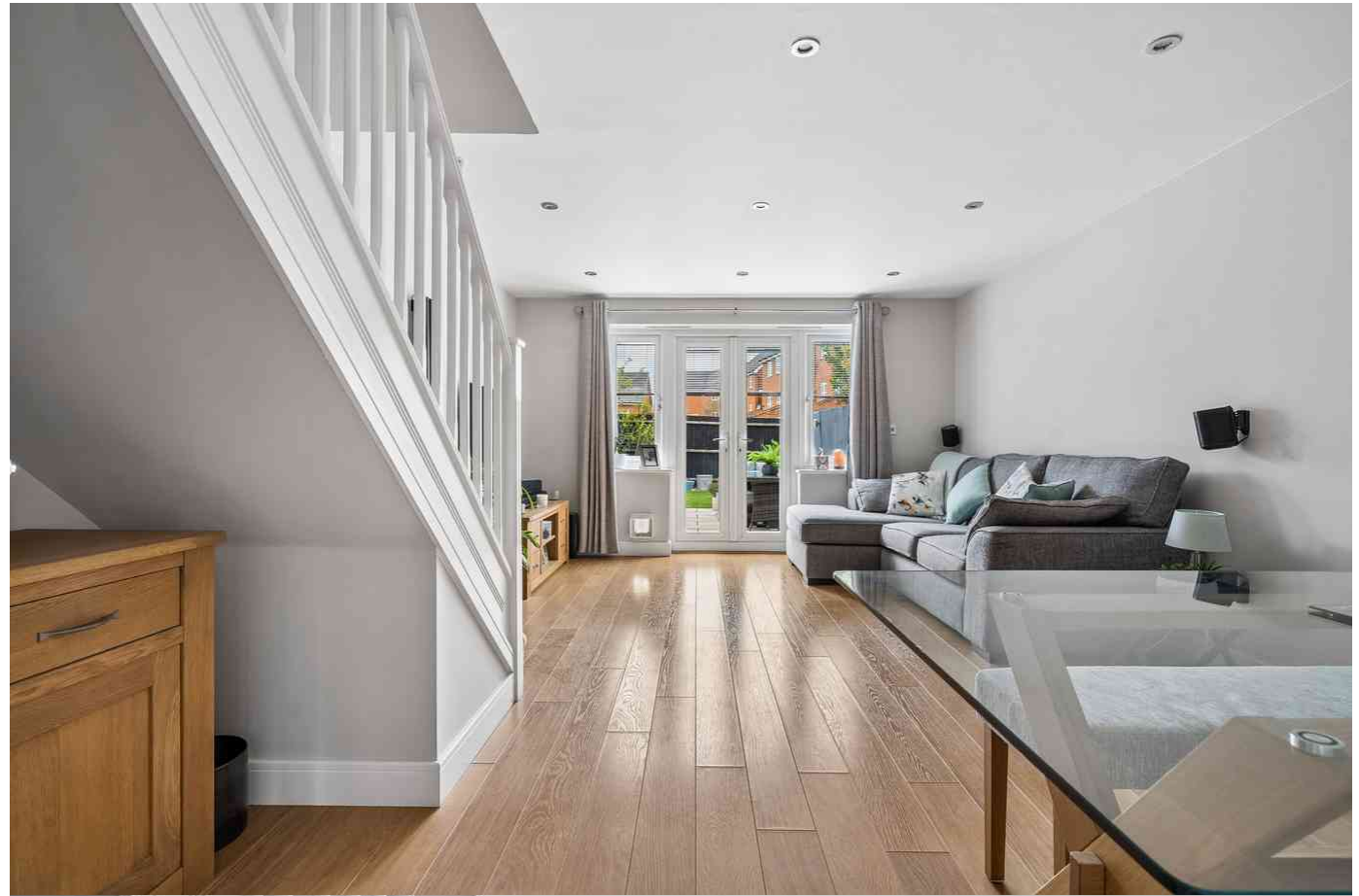
Hilton King & Locke are delighted to present this rarely available two-bedroom link-detached home, ideally located in the highly sought-after Cippenham area. This beautifully presented and spacious family home is perfectly positioned just 1.5 miles from Burnham Railway Station, providing access to the Elizabeth Line, and offers excellent connectivity to the M4 motorway.

The property features a contemporary fitted kitchen, a generously sized reception room, and two well-proportioned double bedrooms. Both bedrooms benefit from full-length fitted wardrobes, with the principal bedroom also enjoying a modern en-suite shower room. A stylish and spacious family bathroom completes the first floor. Externally, the home boasts a delightful south-facing private rear garden, mainly laid to lawn with a patio area ideal for entertaining and al fresco dining.

The property further benefits from allocated parking for two vehicles, along with additional visitor parking. The location is ideal for families, with highly regarded local schools, amenities, parks, and excellent transport links all within easy reach. The property is offered to the market with no onward chain.

Upon entering, you are welcomed by a bright and spacious entrance hall, leading to a modern cloakroom, the reception room, kitchen, and stairs to the first floor. The reception room is well-proportioned and features French doors opening onto the garden, allowing for an abundance of natural light. The property also benefits from excellent storage throughout. The well-appointed kitchen offers a range of fitted units, ample worktop space, integrated appliances, and large windows providing plenty of natural light.

To the first floor, there are two spacious double bedrooms, both with fitted wardrobes. The master bedroom benefits from a modern en-suite shower room, while the family bathroom is finished to a high standard with contemporary fittings. Additionally, the loft has been fully boarded and offers generous



storage space, with the potential for conversion subject to the relevant planning permissions.

Area Description

Situated in a well-established residential area of Slough, Langtree Avenue offers a convenient and well-connected location ideal for a range of buyers, including families, first-time purchasers and commuters alike. The property benefits from excellent transport links, with easy access to the M4 motorway, providing direct routes into London and the wider Thames Valley. Slough railway station is within easy reach, offering fast and frequent services via the Elizabeth Line, making it an ideal location for commuters. There are a number of well-regarded local schools in the area, appealing to families, along with a variety of everyday amenities. Nearby shopping and leisure facilities can be found at Queensmere Observatory Shopping Centre, offering a range of high street retailers, supermarkets and dining options. For outdoor recreation, residents can enjoy nearby green spaces including Salt Hill Park, which provides open parkland, play areas and sports facilities. Overall, Langtree Avenue is ideally positioned to combine suburban living with excellent connectivity and local convenience, making it a highly desirable location.



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.



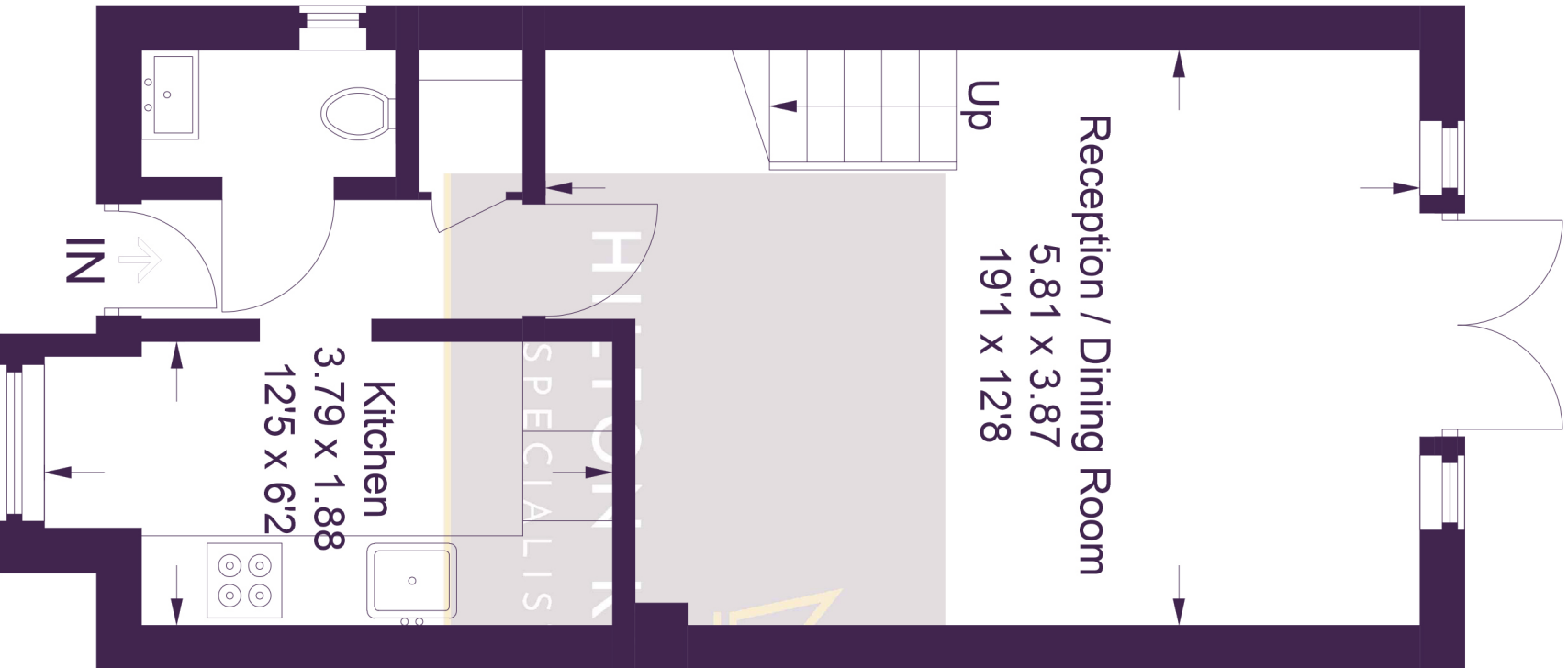
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Approximate Gross Internal Area
Ground Floor = 34.0 sq m / 366 sq ft
First Floor = 32.9 sq m / 354 sq ft
Total = 66.9 sq m / 720 sq ft



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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