



**HILTON KING & LOCKE**  
SPECIALISTS IN PROPERTY



34a Rixon Close, George Green, Buckinghamshire. SL3 6RH.

OIEO £685,000 Freehold

Hilton King & Locke are delighted to bring to the market this extremely well-presented four-bedroom detached family home, built in 2016 and ideally positioned in the popular George Green area, tucked away within a quiet cul-de-sac. The property is entered via a welcoming ground floor hallway with stairs leading to the first-floor landing. From here, you have access to a spacious through lounge featuring a front-aspect window, creating a bright and comfortable living space. To the rear, the impressive open-plan kitchen/dining room offers a range of modern fitted units with integrated appliances and enjoys views over the rear garden. Bi-folding doors provide seamless indoor-outdoor living, ideal for entertaining.

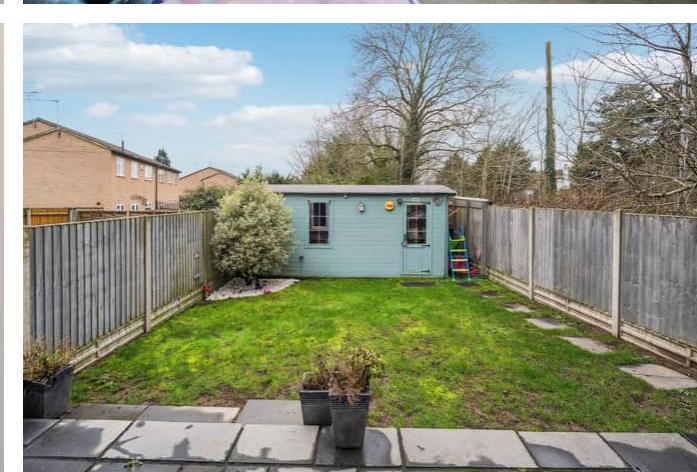
The property further benefits from underfloor heating throughout the ground floor. Additional ground floor conveniences include a separate utility room with plumbing for a washing machine and a downstairs cloakroom.

The first floor comprises four bedrooms, three of which are doubles and one single. The modern family bathroom features a stylish four-piece white suite, is fully tiled, and finished to a high standard. Externally, the rear garden is



mainly laid to lawn with a patio area, complemented by a summer house, which would make an ideal home office or gym. To the front, the property provides off-street parking for multiple vehicles.

George Green and Langley are situated just east of Slough in Berkshire, conveniently located near Junction 5 of the M4, with excellent access to the M25 and M40. Bus links via the A4 provide routes into Slough, while Langley mainline station offers direct services to London Paddington. The area also benefits from proximity to the Elizabeth Line (Crossrail), providing direct access into the City. The location is well served by a range of reputable schools, including Castle View, Parlaunt Park and Holy Family Catholic Primary School. Secondary education options include Langley Grammar, Upton Court Grammar and St Bernard's Catholic Grammar, with Iver Heath Infant and Junior Schools also nearby in Buckinghamshire.



#### 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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# 34A Ricoh Close

Approximate Gross Internal Area

Ground Floor = 56.3 sq m / 606 sq ft

First Floor = 51.5 sq m / 554 sq ft

Shed = 15.2 sq m / 164 sq ft

Total = 123.0 sq m / 1,324 sq ft



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