



Beautifully located Three-Bedroom Semi-Detached Home in the Sought-After Area of Withycroft, George Green. This well-appointed three-bedroom semi-detached home offers spacious and versatile living accommodation, perfect for families and professionals alike. Upon entering the property, you are welcomed by a bright and inviting hallway leading through to a generously sized living room, ideal for both relaxing and entertaining. The large fitted kitchen/dining area provides a practical and stylish space, with access to the garden. The ground floor further benefits from a convenient downstairs W.C. and a separate utility room, adding to the functionality of the home. Upstairs, the property boasts three well-proportioned bedrooms, including a spacious principal bedroom, alongside a contemporary family bathroom finished to a high standard. Externally, the home continues to impress. The rear garden is thoughtfully arranged and features a versatile outbuilding currently used as a gym—perfect for those seeking a dedicated fitness or home office space. In addition, there is a garage/store providing excellent storage solutions. To the front, the property offers off-street parking and attractive kerb appeal, completing this fantastic family home.

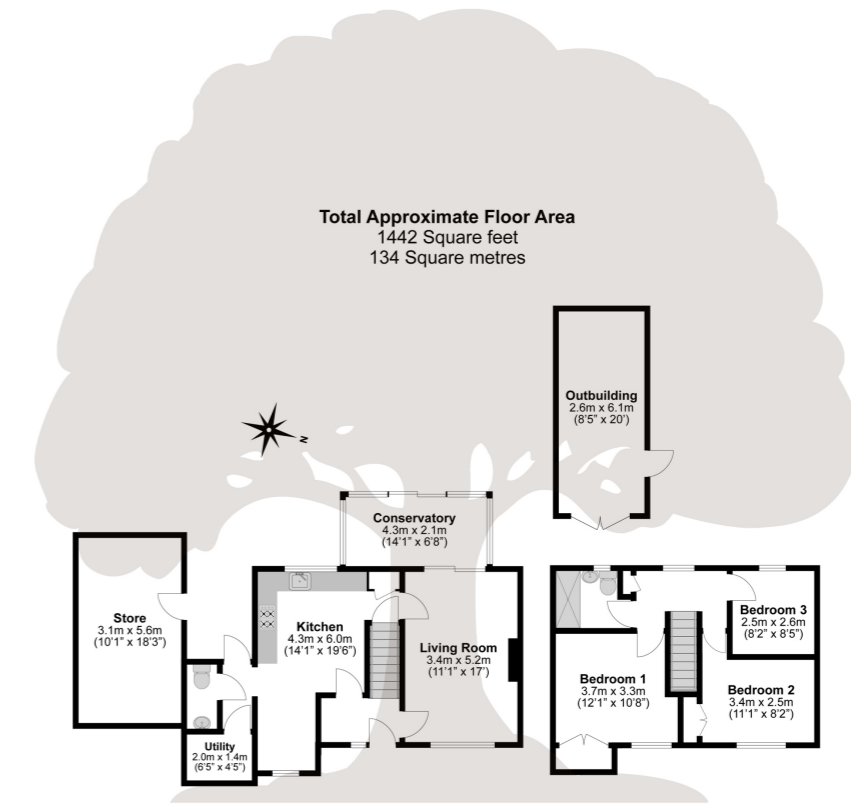


Property Information

-  FREEHOLD
-  SPACIOUS LIVING ACCOMMODATION
-  DOWNSTAIRS W.C. AND SEPARATE UTILITY ROOM
-  GARDEN OUTBUILDING CURRENTLY USED AS A GYM
-  OFF-STREET PARKING
-  THREE-BEDROOM SEMI-DETACHED HOME
-  LARGE KITCHEN/DINING AREA
-  GARAGE/STORE FOR ADDITIONAL STORAGE
-  PRIVATE REAR GARDEN
-  COUNCIL TAX - BAND D

					
x3	x1	x2	x3	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

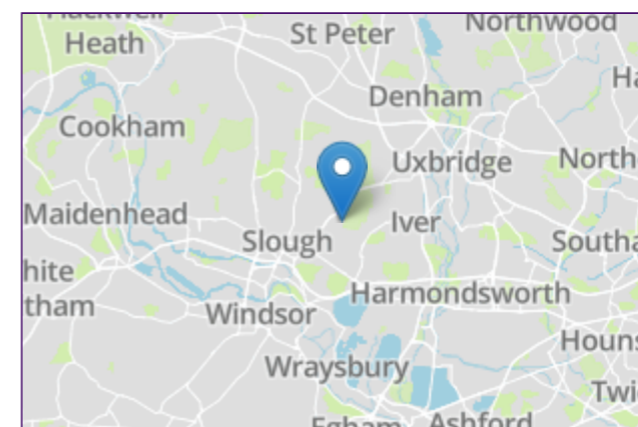
Floor Plan



Illustrations are for identification purposes only, measurements are approximate, not to scale.

Oakwood Estates

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure

Freehold Property

Mobile Coverage

5g Voice and Data

Area

George Green is known for its relatively quiet and suburban atmosphere, making it an attractive place for families and individuals seeking a residential setting. The area is well-connected to the amenities and services available in Slough town centre, which is approximately a mile and a half away. Slough offers a range of shopping facilities, schools, parks, and transport links.

Additionally, the proximity of George Green to Langley Country Park, as mentioned in a previous context, provides residents with access to green spaces and recreational opportunities. It's worth noting that neighbourhoods and areas may undergo changes, developments, or improvements over time, so it's recommended to check local sources or the latest information from residents for the most up-to-date details about George Green in Slough.

Schools

The property is well positioned for access to a wide selection of highly regarded schools within the George Green (SL3) area, making it particularly appealing for families. There are a number of well-performing primary and secondary options nearby, including popular local and grammar schools such as Herschel Grammar School, Langley Grammar School, Upton Court Grammar School and St Bernard's Catholic Grammar School, all of which are within reach of the area and often fall within catchment depending on exact address and admissions criteria. In addition, there are several well-rated primary schools in neighbouring Langley, Iver and Slough, many of which have achieved 'Good' or 'Outstanding' Ofsted ratings, providing a strong choice of education from early years through to sixth form. As with all locations, catchment boundaries can vary year to year and are subject to change, so buyers are advised to verify eligibility directly with the local authority.

Transport

George Green (SL3) is a well-connected location, offering convenient access to road, rail and air transport links, making it ideal for commuters and frequent travellers alike. The area benefits from excellent road connections, with easy access to the M4, M25 and A4, providing direct routes into Central London, the Thames Valley and beyond. Heathrow Airport is also within close proximity, typically reachable in around 10-15 minutes by car, making the location particularly attractive for those working in aviation or requiring regular international travel.

For rail commuters, nearby Slough station is just a short distance away (approximately 2 miles), offering fast and frequent services into London Paddington, with journey times of around 15-20 minutes, as well as access to the Elizabeth Line for direct travel across London.

In addition, the area is served by a range of local bus routes, providing regular connections to Slough, Langley, Uxbridge and Heathrow Airport, ensuring strong public transport accessibility. Overall, George Green combines the benefits of a village setting with excellent connectivity, making it a highly convenient and desirable location for commuters.

Council Tax

Band D