



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



344 Trelawney Avenue, Berkshire. SL3 7TY.

£425,000 Freehold

Hilton King & Locke are pleased to present this well-maintained two-bedroom mid-terrace home, ideally located in the sought-after area of Langley. This charming property is situated within walking distance of local schools, amenities, and excellent transport links, including the Crossrail station and nearby bus routes—making it a perfect choice for commuters and families alike.

Upon entering the property, you are welcomed by a spacious entrance hallway, ideal for storing shoes and coats. The front-facing living room is a bright and airy space, perfect for relaxing or spending time with family. It comfortably accommodates a three-piece sofa set and a coffee table, offering a warm and inviting atmosphere.

To the rear, the open-plan kitchen/dining room features a range of eye-level and base units, an integrated hob, and ample space for freestanding appliances. There's also room for a family dining table, making this an ideal space for both everyday living and entertaining. The kitchen also provides direct access to the private rear garden, which is mainly laid to lawn—a lovely outdoor space to enjoy during warmer months.

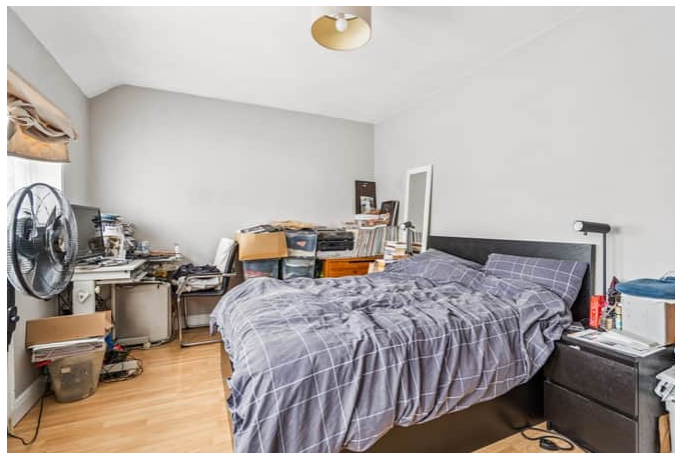
Upstairs, the property offers two generously sized double bedrooms. The master bedroom benefits from a built-in wardrobe, allowing for plenty of remaining floor space, while the rear-facing bedroom enjoys pleasant views over the garden. A modern three-piece family bathroom completes the upper level. Further benefits include a private driveway with off-street parking for two cars. This well-presented family home is ideally located and early viewing is highly recommended.

LOCATION

This property is perfectly located, close to the High Street with its array of shops and amenities. Langley Station, now on the Elizabeth Line (Crossrail route), is located within easy reach, 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 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).

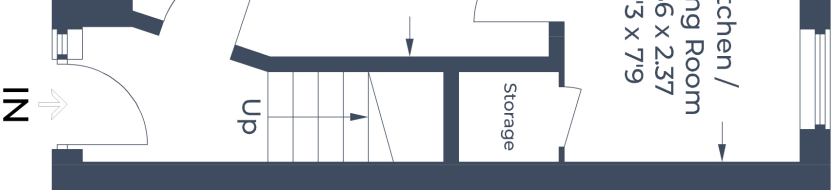
Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



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Approximate Gross Internal Area
Ground Floor = 31.9 sq m / 343 sq ft
First Floor = 35.6 sq m / 383 sq ft
Total = 67.5 sq m / 726 sq ft



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
Property Marketing Produced for Hilton King & Locke - lver