



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



216 Parlaunt Road, Langley, Berkshire. SL3 8AZ.

£430,000 Freehold

Hilton King & Locke are pleased to bring to the market this very well-maintained family home situated within a popular residential location in Langley, this neatly presented three bedroom mid-terraced family home offers well-balanced accommodation and excellent appeal for families and commuters alike. The ground floor comprises a welcoming entrance hallway leading to a bright front-aspect living room, flowing through to a kitchen/breakfast room with direct access to the rear garden.

To the first floor, the landing provides loft access and leads to three well-proportioned bedrooms along with a family bathroom fitted with a modern three-piece suite.

Externally, the property benefits from both front and rear gardens. The rear garden is mainly laid to lawn with a patio area ideal for outdoor dining and entertaining, and further benefits from excellent storage options, including a brick-built storage unit and an additional garden shed, providing ample space for garden furniture, tools, and equipment. Rear access leads to two allocated parking spaces.

Location

Located in the heart of Langley, SL3 8AZ, the property is ideally positioned within walking distance of Langley Elizabeth Line (Crossrail) station, offering fast and convenient connections into Central London, Heathrow Airport, and the surrounding areas, perfect for commuters.

Langley town centre is close by, providing a range of local shops, supermarkets, cafés, and everyday amenities. The area is particularly popular with families due to its proximity to well-regarded local primary and secondary schools, as



well as nurseries and leisure facilities. Excellent road links, including the M4, M25, and A4, are also easily accessible.

Get ready for speedier, smoother and more successful sales with Premium Conveyancing properties!

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

Evidence of title

Standard searches (regulated local authority, water & drainage & environmental)

Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.



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.



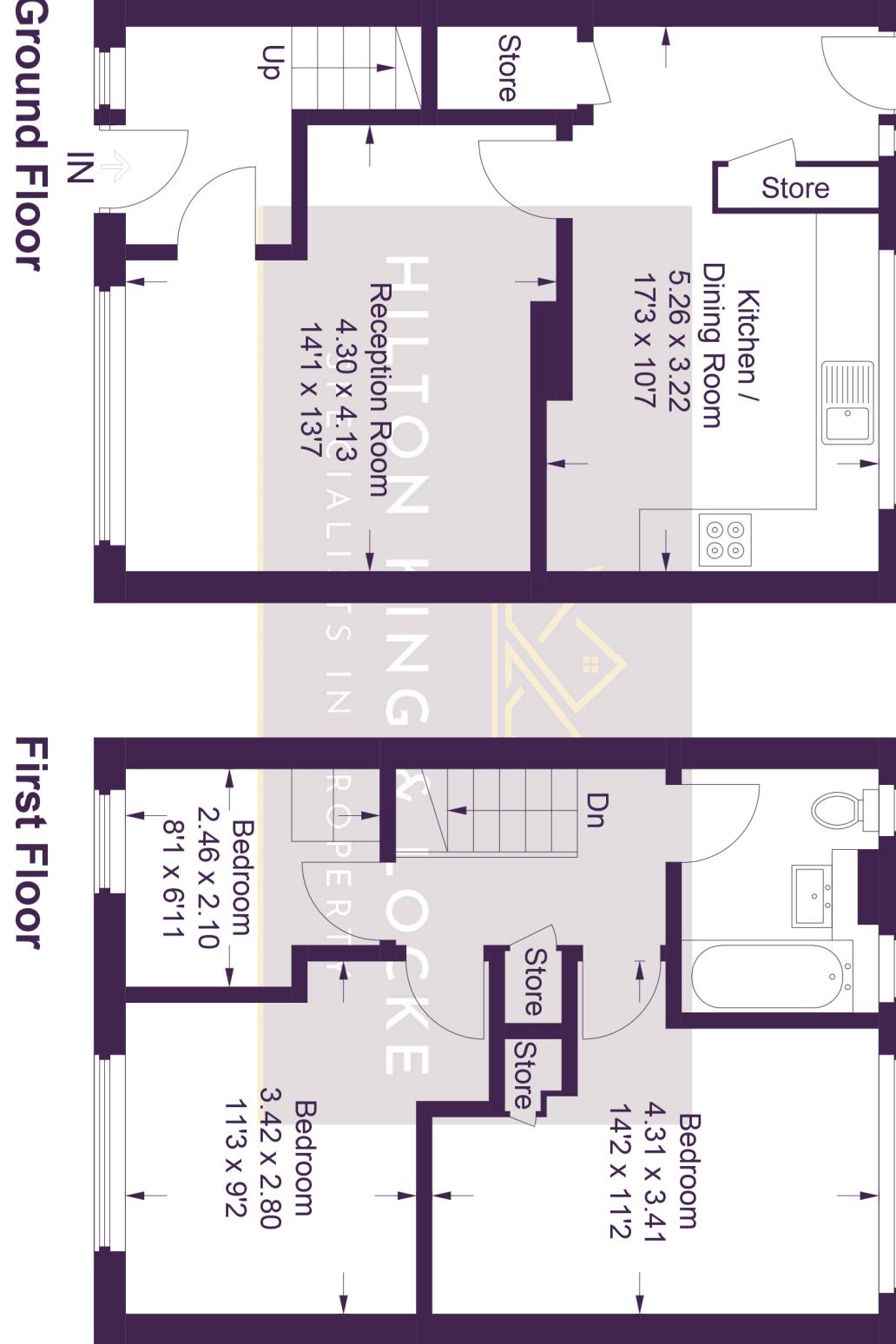
23 High Street
Iver Buckinghamshire SL0 9ND

Tel: 01753 650033
iver@hklhome.co.uk

216, Parlaunt Road, Slough

Approximate Gross Internal Area
Ground Floor = 38.3 sq m / 412 sq ft
First Floor = 38.1 sq m / 410 sq ft

Total = 76.4 sq m / 822 sq ft



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.

© CJ Property Marketing Ltd Produced for Hilton King & Locke