



HILTON KING & LOCKE  
SPECIALISTS IN PROPERTY



Orchard End, Church Lane, Wexham, Berkshire. SL3 6LB.

OIEO £725,000 Freehold

Hilton King & Locke are delighted to bring to the market this substantial three-bedroom family home, set behind secure gates in the desirable area of Wexham. The property boasts ample parking for multiple vehicles, making it ideal for both residents and guests.

Upon entering, you're welcomed into a spacious hallway that connects to various parts of the home, including a convenient downstairs WC. The property offers three generous reception rooms, making it ideal for large families, entertaining guests, or flexible use such as a playroom, home office, or additional bedroom. The front-facing lounge provides a more formal living space, perfect for relaxing or hosting guests, and could easily be repurposed as a home office or fourth bedroom. The main family room, located at the rear of the property, is an impressive size at 24'8" x 12'0" and offers ample space for a full-sized sofa set, coffee table, and more. It also benefits from direct access to the rear garden.

The kitchen is well-proportioned and features a range of eye and base level units, integrated appliances, and access to the garden. It flows seamlessly into the formal dining room, creating the perfect space for family meals and social gatherings. Further benefits include a large garage with power and an electric door, providing additional storage or workshop space.

Upstairs, you'll find three well-proportioned bedrooms. The master bedroom boasts wall-length fitted wardrobes, while bedroom two also benefits from built-in storage. Bedroom three enjoys a pleasant outlook over the front of the property. A modern three-piece family bathroom completes the first floor. To the rear, the property offers a private and secluded garden, featuring a covered patio area, a lawned section, and a versatile outbuilding—ideal for use as a home office, gym, or workshop. This property offers excellent value for money and is a must-view for families seeking space, flexibility, and convenience in a well-connected location. Viewings are highly recommended.

#### Transport Links

The property benefits from convenient access to several nearby train stations, including Langley, Slough, and Iver, all of which provide excellent connectivity to a wide range of destinations. It is also well served by major road networks, with the M4, M25, and M40 within





easy reach. For those commuting or travelling into the capital, central London can be reached in under half an hour, ensuring seamless links to the heart of the city for both business and leisure.

### Schools

The property is ideally situated close to a wide selection of schools, including Wexham School, Khalsa Primary School, Wexham Court Primary School, and St Ethelbert's Catholic Primary School. Lynch Hill Enterprise Academy and St Joseph's Catholic High School are also within easy reach, along with Iqra Slough Islamic Primary School and Willow Primary School, among many others.

### Location

Wexham is a suburban village located in the South Bucks district of Buckinghamshire, England. Situated near Slough and within close proximity to London, Wexham offers a blend of rural tranquillity and urban convenience. The village is known for its picturesque surroundings, including lush green spaces and charming countryside vistas. Wexham is also notable for its historic landmarks and cultural attractions, providing residents and visitors alike with opportunities for exploration and leisure activities. With its peaceful ambience and convenient access to nearby amenities, Wexham remains a desirable destination for those seeking a balance between suburban living and urban accessibility. The property is also close to Black Park and Langley Park.



### 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

