



45a Gosling Road, Slough, Berkshire. SL3 7TP.  
£400,000

- Two Bedroom End of Terrace
- Ideal Purchase for First Time Buyer or Investors
- Off-Street Driveway Parking
- Potential to Extend (STPP)
- Close by to a Number of OFSTED Rated Schools

- Good links to M4 & M25 Motorway Networks
- Close to Langley Train Station (Elizabeth Line)
- Double Bedrooms
- Walking distance to Ryvers Primary, Langley Academy and Langley Grammar Schools.

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The Flatman Partnership is delighted to offer to the market this two-bedroom end-of-terrace family house Located in the heart of Langley, a short walk away from Langley Railway Station (Elizabeth Line) for those who intend to commute. Within close proximity to all the local amenities Langley has to offer, as well as a vast number of Ofsted-rated good schools including Ryvers school which is just 0.2 Miles away, whilst Langley Grammar School is located just 0.4 Miles away, with Langley Academy also within walking distance.

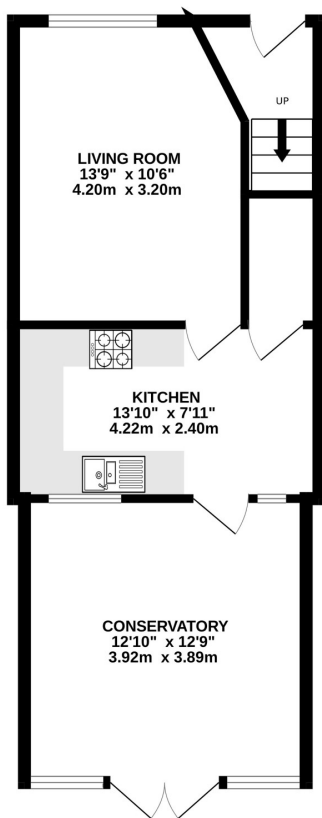
The property is comprised of a well-presented living room upon entry, leading onto the fully fitted kitchen and out to the recently built conservatory which offers light and spacious accommodation throughout. On the first floor, there are two good-sized double bedrooms with a well-appointed family bathroom.

Further benefits included off-street driveway parking, a good-sized rear garden with a storage shed, and the potential to extend (STPP).

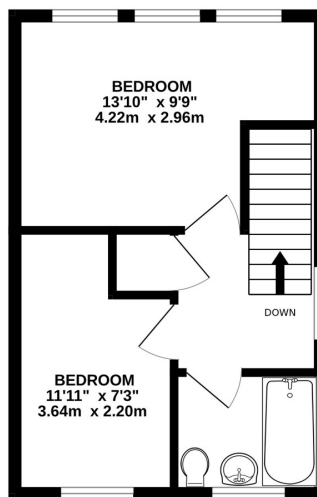
This property would be ideal for a first-time buyer or as an investment purchase.

Contact The Flatman Partnership today to arrange a viewing.

GROUND FLOOR  
464 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR  
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA: 764 sq.ft. (71.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	<b>87</b>
(81-91) <b>B</b>	
(65-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>70</b>
England, Scotland & Wales	EU Directive 2002/91/EC

