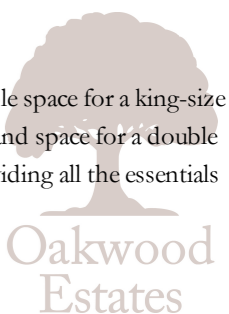




Oakwood Estates is delighted to present this charming no-chain, two-bedroom mid-terraced property to the market. This delightful home offers a range of attractive features that make it perfect for immediate occupancy. The property boasts driveway parking, ensuring convenience for homeowners and guests alike. Inside, you will find a spacious and inviting living room, ideal for relaxing and entertaining. The well-appointed kitchen/dining room provides ample space for cooking and dining, making it the heart of the home. One of the standout features of this property is the lovely rear garden. A well-maintained lawn and a patio area offer a perfect outdoor space for enjoying sunny days, gardening, or hosting gatherings with family and friends. Location is another key advantage of this property. It is situated just around the corner from the beautiful Langley Country Park, offering a serene environment for leisurely walks and outdoor activities. Additionally, the property is conveniently located only a mile and a half from Slough Town Centre and the train station, providing easy access to the Crossrail/Elizabeth Line for efficient commuting. Overall, this property is ready to move in and provides a comfortable and convenient lifestyle in a desirable location. Don't miss the opportunity to make this wonderful house your new home.

We enter the property through the entrance porch, leading to the inner front door that opens into the living room. This inviting space features spotlighting, a window overlooking the front aspect, wooden flooring, and ample space for a couple of sofas. Stairs rise to the first floor, and a door leads to the kitchen/dining room. The kitchen/dining room is well-appointed with spotlighting, windows, and French doors that overlook the garden, allowing plenty of natural light. It includes a mix of wall-mounted and shaker kitchen units, an integrated oven and grill with an extractor fan above, a sink and drainer with a mixer tap, and space for a washing machine. The room is finished with a tiled floor and offers ample space for a table and chairs, making it perfect for family meals and entertaining.

Upstairs, Bedroom One features pendant lighting, twin windows overlooking the rear garden, carpeted flooring, and ample space for a king-size bed and wardrobe. Bedroom Two also has pendant lighting, a window overlooking the front aspect, carpeted flooring, and space for a double bed along with a built-in wardrobe. The bathroom is equipped with a low-level WC, a hand wash basin, and a bath, providing all the essentials for your daily routine.



## Property Information

-  LEASEHOLD - 125 YEARS FROM 1.4.1987
-  NO CHAIN
-  GOOD SIZE LIVING ROOM
-  ENCLOSED GARDEN
-  GOOD SCHOOL CATCHMENT AREA
-  COUNCIL TAX BAND D (£2,176 P/YR)
-  TWO BEDROOMS
-  OPENPLAN LIVING/DINING ROOM
-  CLOSE TO LANGLEY PARK
-  CLOSE TO WEXHAM PARK HOSPITAL & CENTRAL SLOUGH

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

### Tenure

Leasehold - 125 years from 1.4.1987  
We have been informed by the vendor that there are no fees.

### Council Tax Band

D (£2,176 p/yr)

### Mobile Coverage

5G Voice and Data

### Internet Speed

Ultrafast

### Nearest Schools

Wexham Court Primary School - 0.61 miles  
Wexham School - 0.7 miles  
St Ethelbert's Catholic Primary School - 1.01 miles  
Khalsa Primary School - 1.06 miles  
Willow Primary School - 1.08 miles  
Iqra Slough Islamic Primary School - 1.09 miles  
St Joseph's Catholic High School - 1.23 miles  
The Langley Academy - 1.23 miles  
St Bernard's Preparatory School - 1.25 miles

### Transport

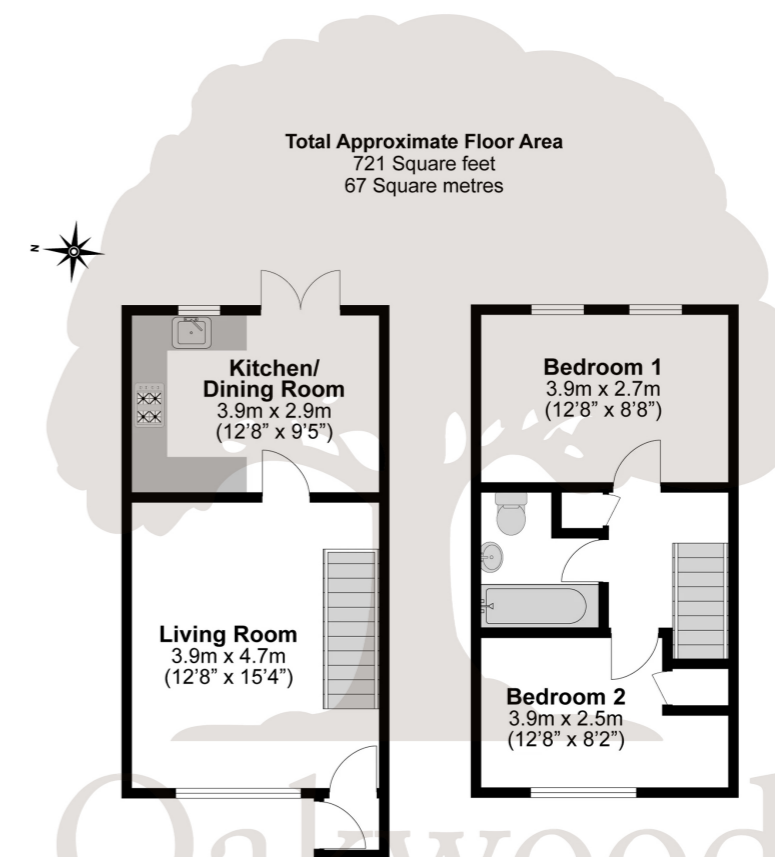
Langley (Berks) Station - 1.2 miles  
Slough Station - 1.59 miles  
Iver Station - 2.41 miles

### 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.

## Floor Plan



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

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.

