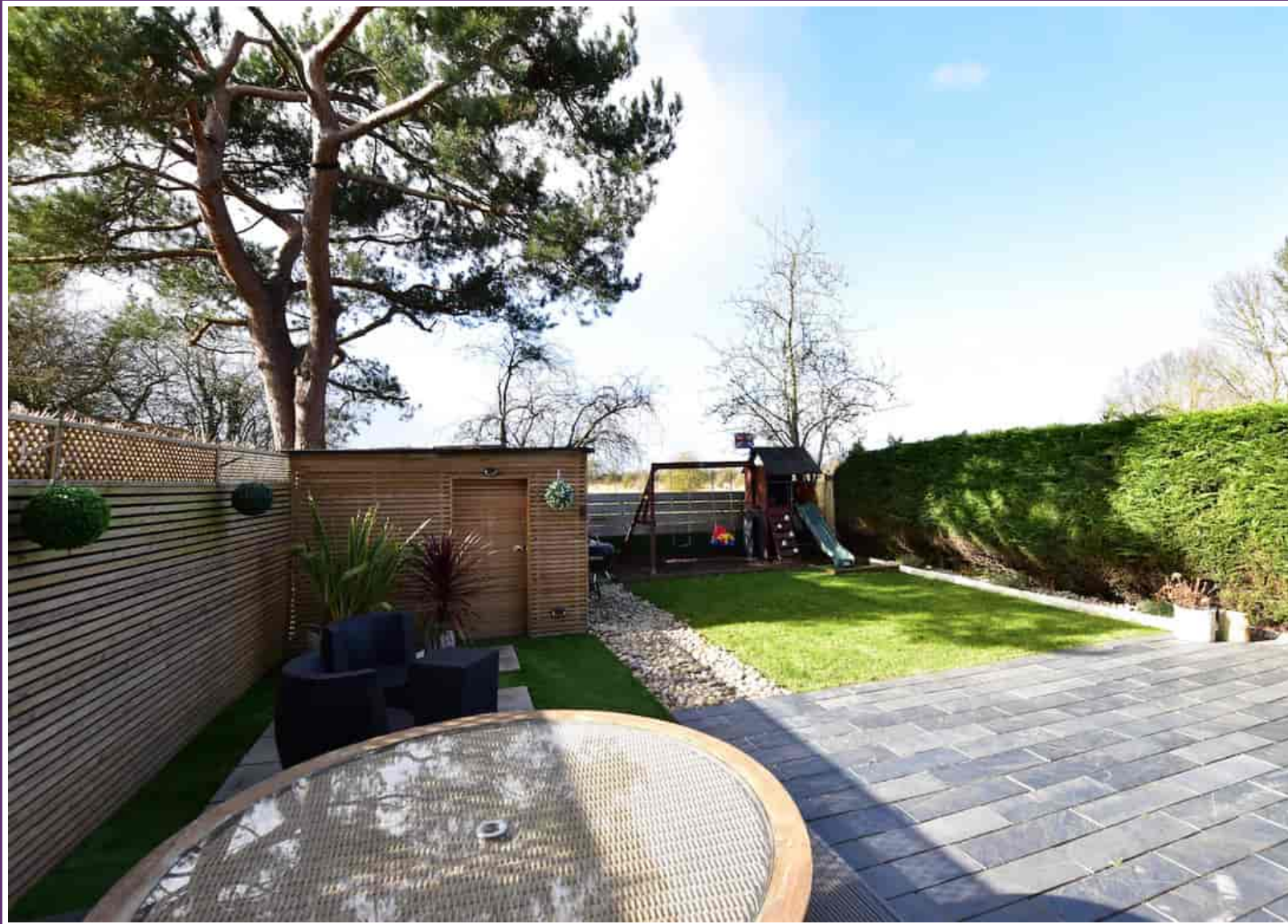




HILTON KING & LOCKE  
SPECIALISTS IN PROPERTY



22 Withycroft, Buckinghamshire. SL3 6BH.

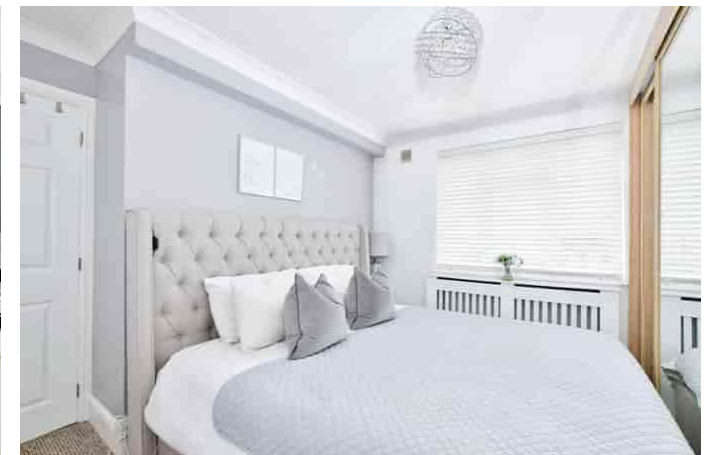
£350,000 Leasehold

Hilton King and Locke are delighted to bring to the market this beautifully presented two bedroom ground floor maisonette which is located in the very popular area of George Green. Upon entering the property you are welcomed in to a large hallway which contains generous storage. Leading from the hallway you come through to a beautifully bright and airy lounge offering good space. The kitchen is modern and comprises of a mixed range of eye and base level units and includes an integrated fridge/freezer, gas hob and oven as well as plumbing for a washing machine.

The back door from the kitchen then leads you to the private rear garden which benefits from a south facing garden that is mainly laid to lawn and has a separate patio area that is completely secluded with also a shed with outdoor power and overlooks fields. The property also boasts of two double sized bedrooms where the master bedroom includes built in wardrobes and there is also a modern Newley fitted bathroom suite. Outside, you have the benefit of having both the rear garden as well as the front garden.

A viewing for this property comes highly recommended. The village of Langley and George Green lies just east of Slough in Berkshire, just off Junction 5 of the M4, with access to the M25 and M40. There are bus links via the A4 to Slough, while the mainline station offers a services to London Paddington (25 minutes). Langley is also located close to the proposed new Crossrail route which will give direct access to The City. There are a range of primary schools, including Castleview, Parlaunt Park and the Holy Family Catholic Primary School. Secondary education is Langley Grammar, Upton Court Grammar, and St Bernard's Catholic Grammar. Local pubs, shops and restaurant's are also close by and this location is perfect if you enjoy dog walking as Langley park and Black park are within walking distance.





#### 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.



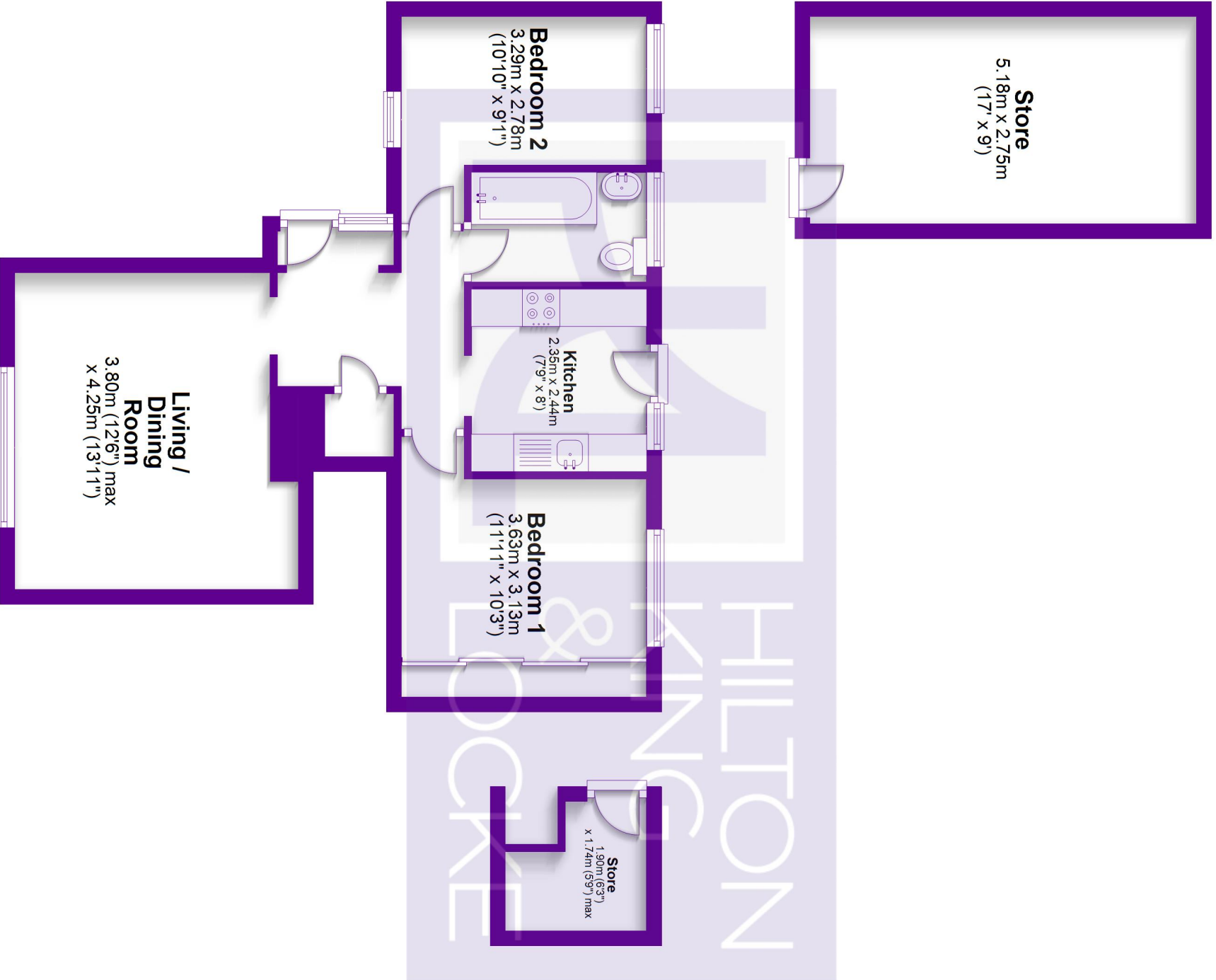
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## Ground Floor

Approx. 68.8 sq. metres (741.0 sq. feet)



**Total area: approx. 68.8 sq. metres (741.0 sq. feet)**

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total areas inc garages & outbuildings  
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