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SPECIALISTS IN PROPERTY



Edgeworth Close, Berkshire. SL3 7FS.

£575,000 Freehold



A superb four bedroom, three storey semi detached town house which is presented in excellent order throughout. Built in 2014 by Taylor Wimpey, the property offers excellent sized and flexible accommodation. There is nearly 1500 square ft of accommodation on offer.

A feature of the property is its location, as it is close to the Langley Road and therefore its many amenities, plus offering easy access to Slough Town Centre, the motorway network and Heathrow. Crossrail is now running at both Langley & Slough Stations offering speedy access into London.

This family home is located in a quiet, peaceful setting with lovely views over the Grand Union Canal at the front..

Ground floor accommodation includes a twin front aspect reception/bedroom four, a generous 15'4 x 12'4 kitchen/diner that has french doors giving access to and overlooking the garden, while having integrated appliances including a dishwasher, a fridge freezer and a gas cooker. Completing this floor is a cloakroom plus excellent storage areas.

On the first floor are two superb sized rooms. The front aspect 15'5 x 11' room, is currently laid out as a lounge, and has french doors which open inwards as there is a juliet balcony, therefore perfect for those summer evenings.



The twin aspect bedroom faces the rear and measures some 15'5 x 9'6, and also on this floor is a family bathroom.

On the top floor are again two excellent sized bedrooms. The front aspect bedroom is 15'5 x 10'11 while again offering an impressive juliet balcony, plus its own ensuite. The rear aspect 15'5 x 9'5 bedroom also has an ensuite.

Outside and to the rear, the garden is mainly laid to lawn, and to the front there is own drive with parking for two cars in front of a single garage.

### SCHOOLS

The property is within walking distance and catchment of both Upton Court and Langley Grammars, while a host local schools are within a mile that include The Langley Academy, St Bernard's Catholic Grammar, plus Langley Hall and Castleview primary schools.



#### 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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# 24 Edgeworth Close

Approximate Gross Internal Area

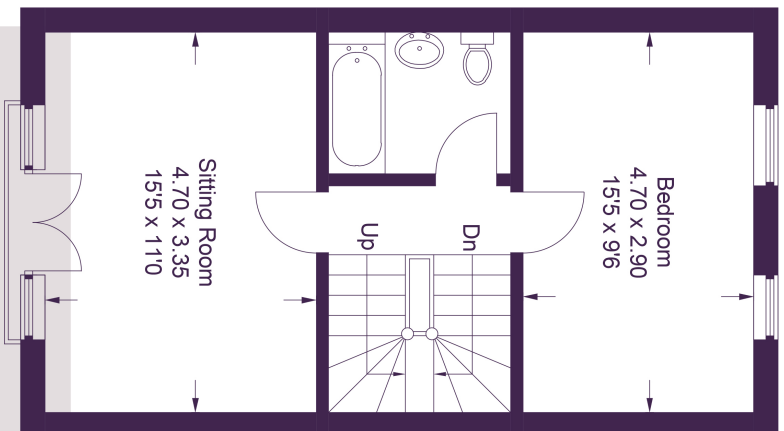
Ground Floor = 41.6 sq m / 448 sq ft

First Floor = 41.3 sq m / 444 sq ft

Second Floor = 41.3 sq m / 444 sq ft

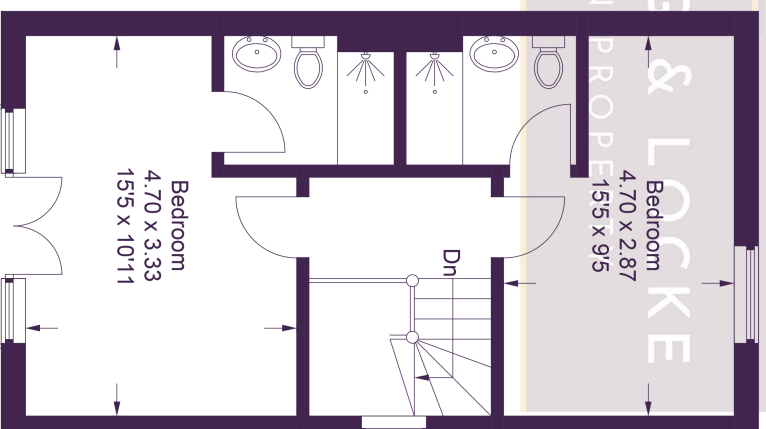
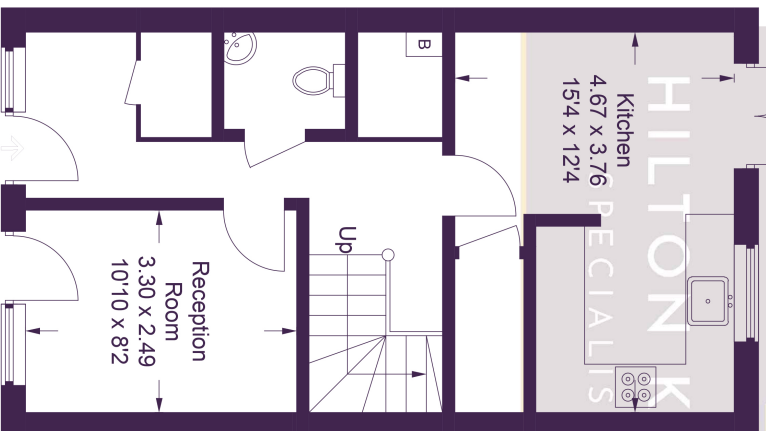
Garage = 13.8 sq m / 148 sq ft

Total = 138.0 sq m / 1,484 sq ft



## First Floor

(Not Shown In Actual Location / Orientation)



## Ground Floor

## Second Floor

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.