



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



111 Sutton Lane, Berkshire. SL3 8AU.

£470,000 Freehold

Hilton King & Locke are pleased to bring to market this very well-presented three-bedroom end of terrace family home, situated in a desirable location close to excellent transport links, including the Elizabeth Line train station, major motorways, and reputable schools.

Upon arrival, the property offers private parking for one vehicle, with ample additional street parking available. A welcoming porch provides a convenient space for coats and shoes, and there's a well-placed downstairs WC for added practicality. Inside, the home boasts a spacious open-plan living and dining area, ideal for both relaxation and entertaining.

This bright, airy space comfortably accommodates a three-piece sofa set and dining table, and features ample storage solutions to keep the living areas clutter-free. To the rear of the property is a well-appointed kitchen, offering a generous range of eye and base-level units, with space for free-standing appliances.

The private, secure, and low-maintenance garden has been lovingly maintained and provides side access as well as additional external storage—a great bonus for busy family life. At the rear, the property benefits from a garage, accessible via a side road, perfect for additional storage or vehicle use. Upstairs, there are three generously sized bedrooms with the master bedroom benefiting from fitted wardrobes and a modern three-piece family bathroom, all finished to a good standard. A Viewing is highly recommended to fully appreciate the size, condition, and excellent location of this wonderful family home.

LOCATION

This property is perfectly located near the A4 with its array of shops and amenities. Langley Station, which is now on the Crossrail route, is around 2 miles away, and the M4, M25 and M40 plus Heathrow are also easily accessible.



A host of renowned schools including Langley Hall and Marish Primary are within a short distance, as are Langley Grammar, Upton Court Grammar, St Bernard Grammar and Langley Academy.



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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111 Sutton Lane

Approximate Gross Internal Area

Ground Floor = 40.2 sq m / 433 sq ft

First Floor = 36.0 sq m / 387 sq ft

Garage = 12.5 sq m / 134 sq ft

Total = 88.7 sq m / 954 sq ft



(Not Shown In Actual
Location / Orientation)



Ground Floor

First 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.

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