



79 Tamar Way, Slough, Berkshire. SL3 8SY.
£420,000

- 3 Bedroom Mid-Terrace House
- Decorated to High Standard Throughout
- Complete Electrical Re-wiring & Plumbing
- Easy Access to Heathrow Airport, M4 & M25 Motorways
- Close by to a Number of OFSTED Rated Schools
- Off-Street Parking
- Walking Distance of Langley Station (Future Crossrail)
- Ideal Purchase for First Time Buyer or Investors

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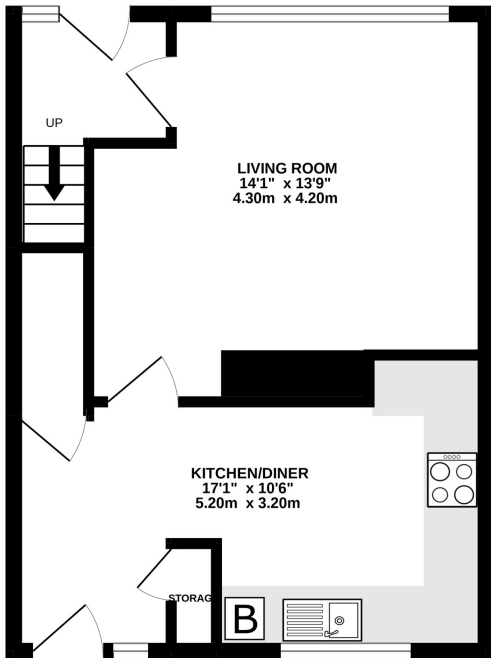
The Flatman Partnership is delighted to introduce to the market this well-presented three-bedroom terraced house. The property is decorated to the highest standards throughout making it an ideal purchase for a first-time buyer or investor. The accommodation comprises of a ground floor modern kitchen diner on entry with fitted appliances which opens into the spacious and light main living area with original feature fireplace; stairs lead up to the first floor which offers two double bedrooms and a single bedroom, currently utilised as a study, perfect for those with working from home arrangements, with a contemporary well-appointed family bathroom which is split to offer a separate W.C.

Conveniently located in the heart of Langley, it offers a wide variety of local amenities, including many great schools, such as Langley Grammar School, Foxborough Primary School, and Langley Academy, all within walking distance. There is also easy access to Langley Train Station (Future Crossrail), and M4 & M25 motorway networks, allowing quick links to Heathrow Airport and London. Further benefits include a gated front garden and two off-street parking spaces, complete electrical rewiring and replacing of all plumbing with a brand-new combi-boiler installed and there is also double glazing throughout and loft access.

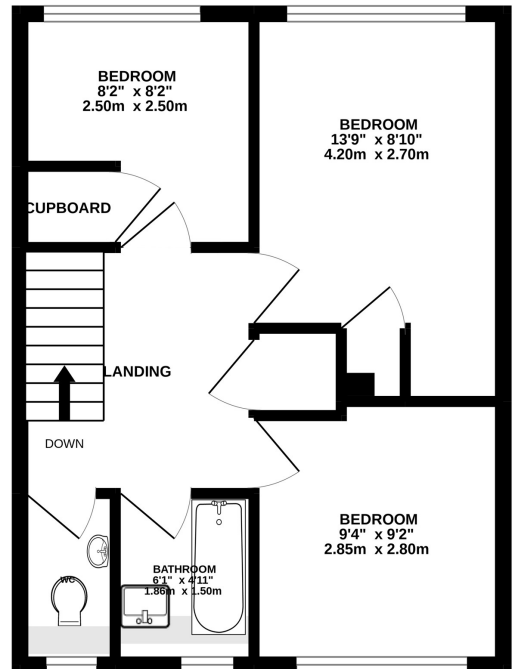
This property is not one to be missed!

****Viewings are highly recommended****

GROUND FLOOR
371 sq.ft. (34.5 sq.m.) approx.

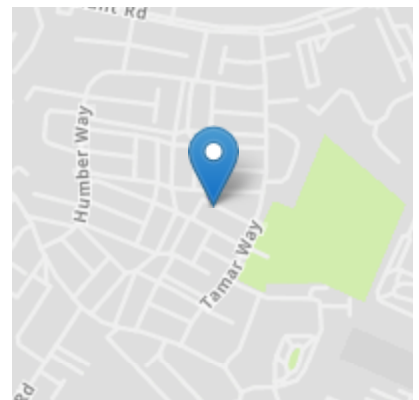


1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 767 sq.ft. (71.3 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		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		88
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	