



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



5 Southcroft, Slough, Berkshire. SL2 1HW.

£575,000

Nestled in a quiet cul-de-sac in the sought-after residential area of Southcroft, this charming three-bedroom semi-detached home offers the perfect blend of comfort, convenience, and potential.

Step inside, and you'll find two well-proportioned reception rooms, providing versatile living and dining spaces ideal for both entertaining and day-to-day family life. The property's generous layout ensures a warm and inviting atmosphere throughout.

Upstairs, three good-sized bedrooms provide ample space for a growing family, home office, or guest accommodation. The home also holds fantastic potential for extension (subject to planning permission), giving you the opportunity to adapt and expand to suit your needs.

The property benefits from a private driveway, ensuring easy off-street parking, while the peaceful surroundings create a safe and family-friendly environment.

#### AREA


The property's location adds to its allure, with several well-regarded schools in close proximity. Claycoys Primary School, Beechwood School, and Arbour Vale School are all within convenient walking distance, making it an ideal choice for families. Commuters will appreciate the ease of access to the Burnham and Slough stations, offering the swift Elizabeth Line service for a seamless 20-minute journey into the heart of London. Nearby amenities include local shops, ensuring convenience at every turn, and the presence of local play parks enhances the family-friendly ambiance of the area.

With its desirable setting and exciting scope for further enhancement, this is a home you won't want to miss. Contact us today to arrange a viewing!





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### 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).

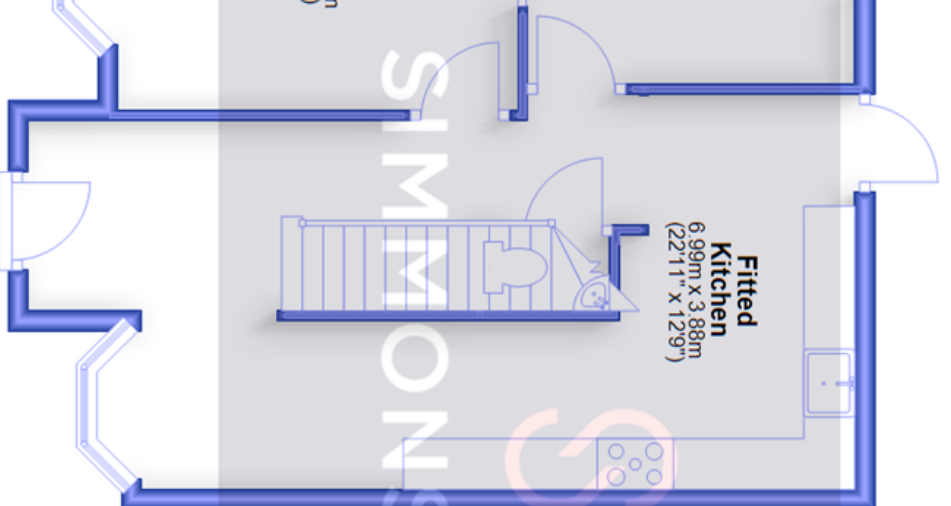
Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



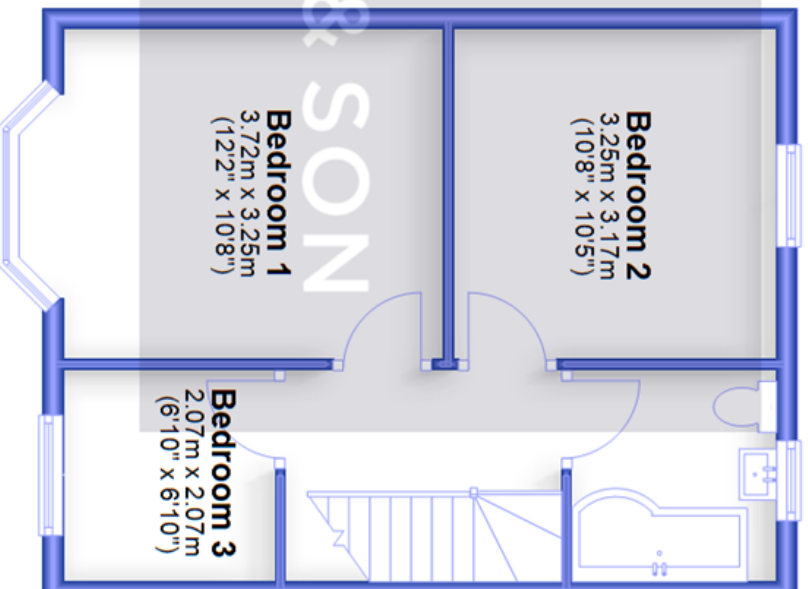
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## Ground Floor



## First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of a valuation or for any legal purpose.

Plan produced using PlanUp.