

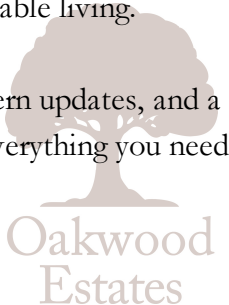
Oakwood Estates is thrilled to offer this charming and well-presented three-bedroom mid-terrace property, ideally situated in the sought-after area of George Green. The home enjoys breathtaking, uninterrupted views over the picturesque Langley Park, offering a serene and tranquil setting.

Upon entering, you will notice that the current owners have made several tasteful updates, enhancing both the functionality and aesthetic appeal of the home.








The ground floor comprises a convenient downstairs WC, perfect for family living and guests. The modern kitchen is well-appointed, offering ample storage and work surfaces, ideal for preparing meals. The open-plan living and dining area is light and airy, providing a perfect space for both everyday living and entertaining. The room is versatile and can easily accommodate various furniture arrangements.

Upstairs, you'll find three generously sized bedrooms, each offering plenty of natural light and space for furnishings. The family bathroom is well-maintained and offers all the necessary amenities for comfortable living.

This property is the ideal choice for a growing family looking for a home with ample space, modern updates, and a fantastic location with scenic views. With its practical layout and inviting atmosphere, it offers everything you need for comfortable family living.

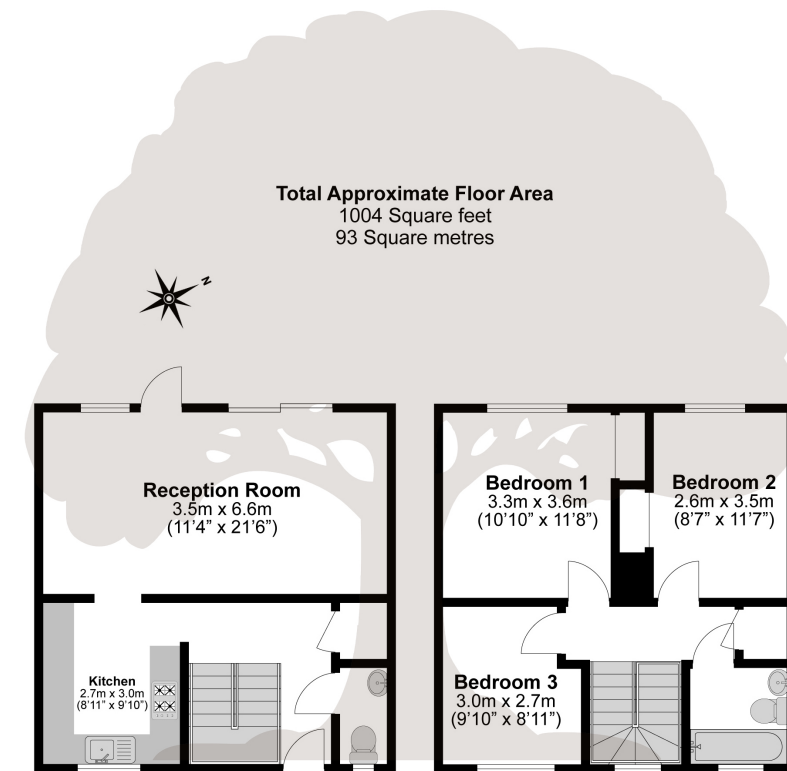


Property Information

-  FREEHOLD PROPERTY
-  DRIVEWAY PARKING FOR 4 CARS
-  OPENPLAN LIVING/DINING ROOM
-  GREAT SCHOOL CATCHMENT AREA
-  VIEWS OVER LANGLEY PARK
-  COUNCIL TAX BAND D (£2,286 P/YR)
-  3 BEDROOMS
-  ENCLOSED & LANDSCAPED REAR GARDEN
-  CLOSE TO LOCAL MOTORWAYS (M40/M4/M25)
-  GREAT FAMILY HOME

					
x3	x1	x2	x4	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

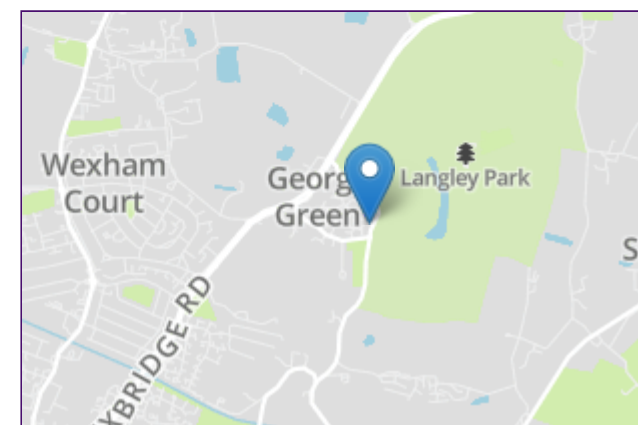
Floor Plan



Illustrations are for identification purposes only,
measurements are approximate, not to scale.

Oakwood Estates

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	73	
(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			

Externally

Externally, the property benefits from a spacious driveway, providing parking for at least four vehicles, a rare and desirable feature for this type of property. The property also features a good-sized, fully enclosed garden, providing a secure and private outdoor space. This is perfect for children to play, as well as for hosting summer barbecues or simply relaxing in the fresh air.

Tenure

Freehold

Council Tax Band

Band D £2,286

Plot/Land Area

0.05 Acres (203.00 Sq.M.)

Schools

The property is conveniently located near a variety of educational institutions, catering to different age groups and preferences. Whether you're seeking an infant, junior, senior, private, or grammar school, the area offers a diverse range of options for students. To verify official school catchment areas, please visit the Buckinghamshire schools admissions webpage: <https://services.buckscc.gov.uk/school-admissions/nearest>.

Transport

Langley (Berks) Station - 1.2 miles
Slough Station - 1.59 miles
Iver Station - 2.41 miles

Local Area

George Green is known for its relatively quiet and suburban atmosphere, making it an attractive place for families and individuals seeking a residential setting. The area is well-connected to the amenities and services available in Slough town centre, which is approximately a mile and a half away. Slough offers a range of shopping facilities, schools, parks, and transport links.

Additionally, the proximity of George Green to Langley Country Park, as mentioned in a previous context, provides residents with access to green spaces and recreational opportunities. It's worth noting that neighborhoods and areas may undergo changes, developments, or improvements over time, so it's recommended to check local sources or the latest information from residents for the most up-to-date details about George Green in Slough.

Council Tax

Band D