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SPECIALISTS IN PROPERTY



32 Lancaster Avenue, Slough, Berkshire. SL2 1AX.

£575,000 Freehold

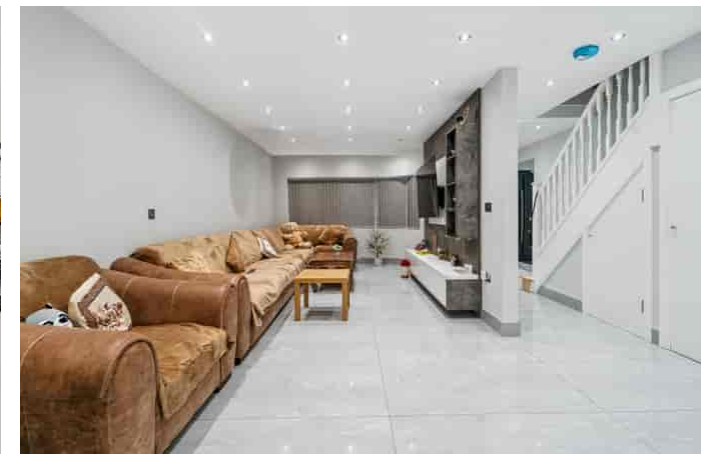
Hilton King & Locke are pleased to bring to the market this attractive end of terrace home on Lancaster Avenue is a deceptively spacious and versatile property, offering well-balanced accommodation arranged over two floors along with the added benefit of a self-contained annex. Thoughtfully laid out and ideal for modern family living, multi-generational use or rental potential, the property combines generous room sizes with excellent flexibility.

The ground floor is centred around a bright and expansive living and dining room, featuring a large bay window to the front that floods the space with natural light and creates an inviting area for both everyday living and entertaining. To the rear, a substantial kitchen provides ample worktop and storage space, comfortably accommodating family dining and offering direct access to the garden. A well-appointed bathroom completes the ground floor accommodation.

Upstairs, the first floor offers four bedrooms of varying sizes, making the layout ideal for families, home working or guest accommodation. The principal bedroom is a generous double with a curved bay window, while the remaining bedrooms are well proportioned and served by a centrally located bathroom. The layout allows for practical separation of sleeping accommodation, enhancing privacy and functionality.

A standout feature of this home is the separate annex, which provides its own kitchen, shower room and a spacious living or bedroom area. This space is perfectly suited for extended family members, independent teenagers, home working or as an income-generating opportunity, subject to any necessary consents. Its flexibility significantly enhances the overall appeal and usability of the property.

With a total internal area of approximately 1,501 sq. ft, this end of terrace home offers generous accommodation rarely found in properties of this type., it represents an excellent opportunity for



buyers seeking space, adaptability and long-term potential in a well-established residential setting.

#### Area Description-

Lancaster Avenue is a quiet and well-regarded residential road set within the popular SL2 area, offering a peaceful suburban environment while remaining highly convenient for everyday living. The location is particularly attractive to families and professionals, benefiting from a strong sense of community and attractive surrounding green spaces.

The area is well served by a range of local amenities, including shops, cafés and restaurants in nearby Farnham Common, Farnham Royal and Slough town centre. For families, there is an excellent selection of highly regarded primary and secondary schools within easy reach, both state and independent.

Commuters are well catered for, with Slough railway station providing fast and frequent services into London Paddington, and easy access to the Elizabeth Line for connections across London. The M4, M25 and M40 motorways are also readily accessible, making the area ideal for those travelling by car.

For leisure and recreation, residents can enjoy an abundance of open countryside and woodland, including nearby Burnham Beeches and other scenic walking routes, as well as local parks, golf courses and leisure facilities.



#### 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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# 32 Lancaster Avenue

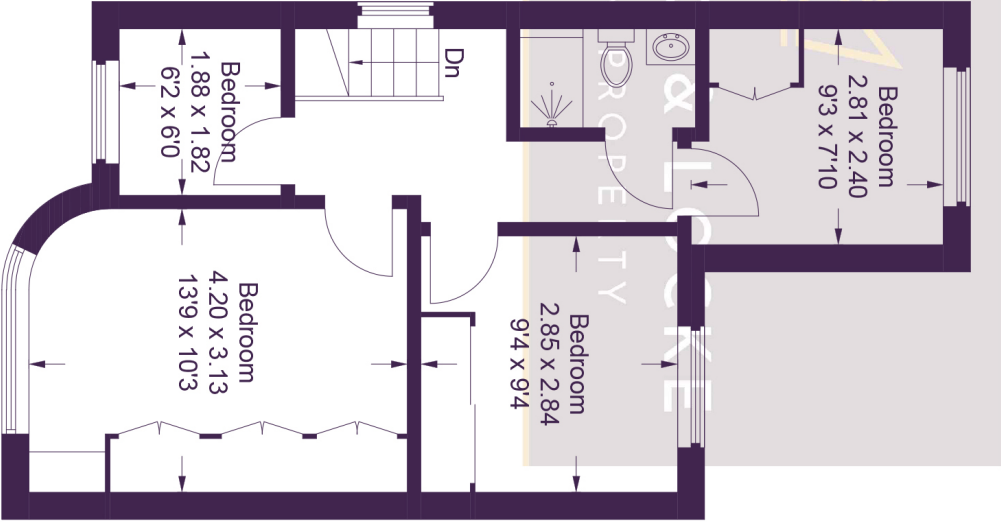
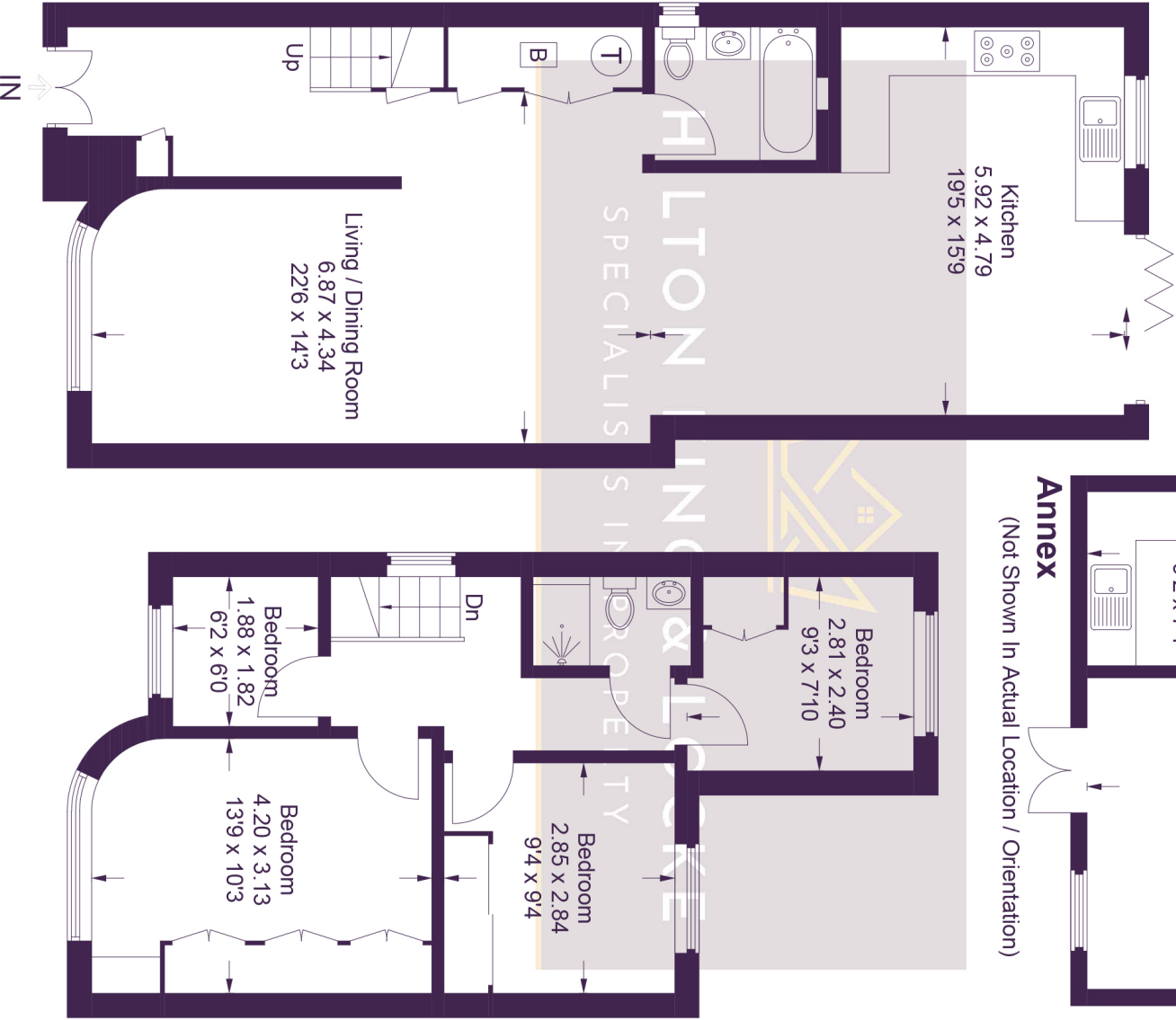
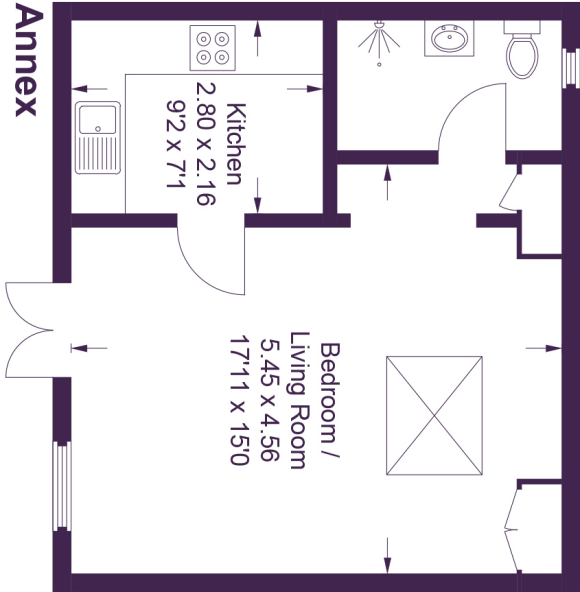
Approximate Gross Internal Area

Ground Floor = 64.0 sq m / 689 sq ft

First Floor = 42.0 sq m / 452 sq ft

Annex = 33.5 sq m / 360 sq ft

Total = 139.5 sq m / 1,501 sq ft



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.