



16 Sharney Avenue, Slough, Berkshire. SL3 8EA.  
£625,000

- \*RARELY AVAILABLE\*
- 4 BEDROOM SEMI-DETACHED HOUSE
- POPULAR RESIDENTIAL LOCATION
- SOUTH FACING GARDEN
- POTENTIAL TO EXTEND AT BACK AND GARAGE

CONVERSION

- SHORT DISTANCE TO OFSTED REGULATED SCHOOLS
- EASY ACCESS TO M4 & M25 MOTORWAY NETWORKS
- CLOSE TO LANGLEY RAILWAY STATION (FUTURE CROSSRAIL)

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The Flatman Partnership is delighted to introduce this fantastic and conveniently located four-bedroom semi-detached family home, located in the heart of Langley with easy access to the M4, M25 Motorway Networks, and Langley Railway Station (Future Crossrail) just 0.5 miles away, which will provide excellent commuter links into Central London. The property is ideal for families due to the abundance of great Ofsted-rated local schools such as Langley Hall primary school and Langley Grammar school, which is just 0.7 miles from the property. Offering light and spacious accommodation throughout, the property also boasts off-street driveway parking for up to three cars and a spacious garage, with the potential for conversion, with a well-maintained south-facing garden and pond. In addition, there is also the potential to extend further at the rear, allowing the new owner to make this property truly their own.

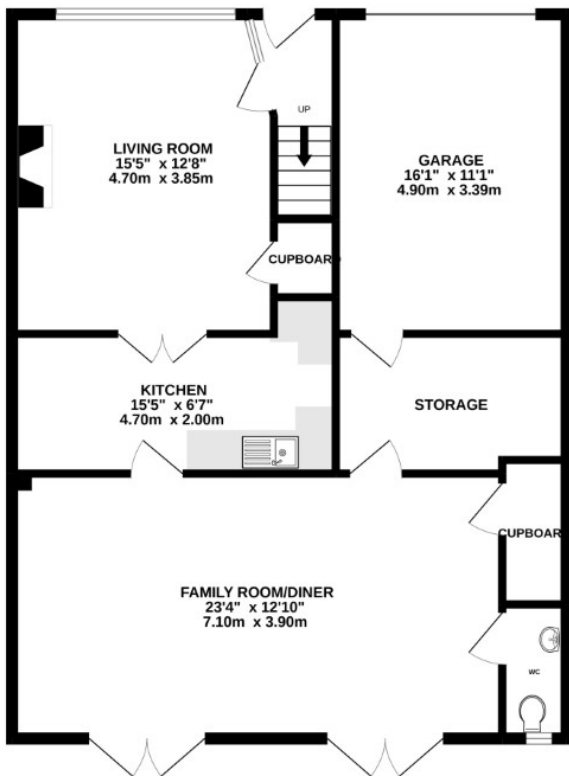
The property includes an entrance hall with access to the living room on the right and the kitchen located towards the back, leading out to the second reception/ family diner. From here you have a downstairs WC at the far end, and a storage cupboard on the left with further access to the garage. With a rear south-facing garden perfect size for a growing family. On the first floor, there is a master bedroom with ensuite, two further double bedrooms, and a single room. With a well-appointed family bathroom.

This property is not one to be missed and would be ideal for a first-time buyer or investor.

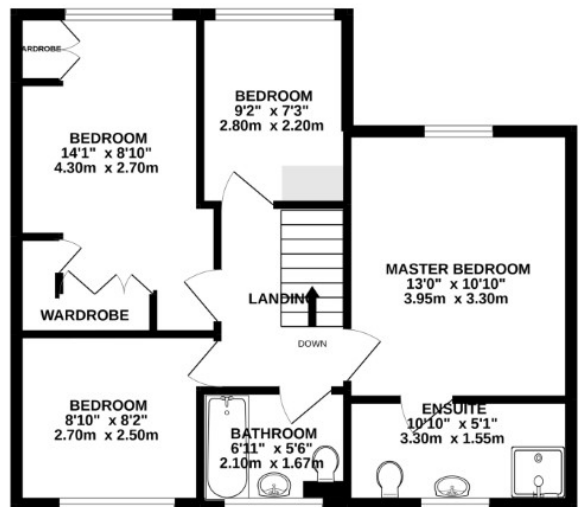
**\*\*Viewings highly recommended\*\***

Call now to register your interest.

**GROUND FLOOR**  
929 sq.ft. (86.3 sq.m.) approx.

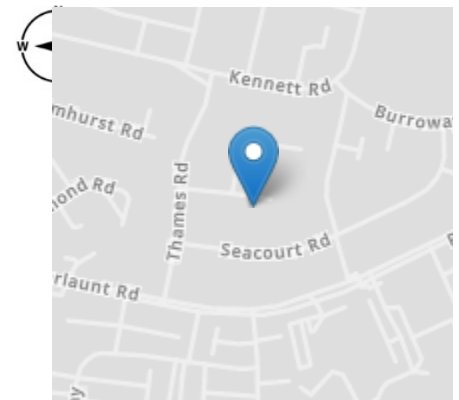


**1ST FLOOR**  
569 sq.ft. (52.9 sq.m.) approx.



**TOTAL FLOOR AREA: 1498 sq.ft. (139.2 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		73	84

England, Scotland & Wales  
EU Directive 2002/91/EC