



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



45 Alderbury Road, Berkshire. SL3 8DJ.

OIEO £570,000

Hilton King & Locke are pleased to bring to the market this three bedroom semi detached family home that is situated in the popular location of Alderbury Road in Langley. This property also comes to the market with NO CHAIN!

Upon entering the property, you are greeted by ample parking spaces for multiple cars, providing convenience for both residents and guests as well as side access to the well-maintained garden and garage with power. The exterior provides a welcoming atmosphere.

The abundance of natural light and open hallway create an inviting ambiance that seamlessly connects the various parts of the house. Step inside to discover the generous layout, featuring two elegantly designed reception rooms that provide a versatile space for relaxation and entertainment.

A unique feature of this property is the flexible snug/ conservatory that can easily transform into a serene office space/ playroom. Practicality is evident throughout, with plenty of storage options to keep the living areas clutter-free.

The kitchen benefits from an integrated oven and gas hob as well as plenty of eye and base level units and spaces for free standing appliances with access to outside.

Leading upstairs you have a fully tiled modern three-piece family bathroom as well as three good sized bedrooms all with the added benefit of an abundance of fitted wardrobes. The loft is boarded with a ladder and light, perfect for extra storage.

The well-maintained garden is mainly laid to lawn and offers the perfect space to relax or entertain.

#### LOCATION

This property is walking distance to Langley Road with its array



amenities and offers quick and easy access to both Langley and Slough Town Centres. Langley & Slough Stations are on the Crossrail route and are both under two miles away and the M4, M25 and M40, plus Heathrow is also easily accessible. A host of renowned schools including Langley Hall and Marish Primary are within a short distance, as are Langley Grammar, Upton Court Grammar, St Bernard Grammar and Langley Academy.



**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.



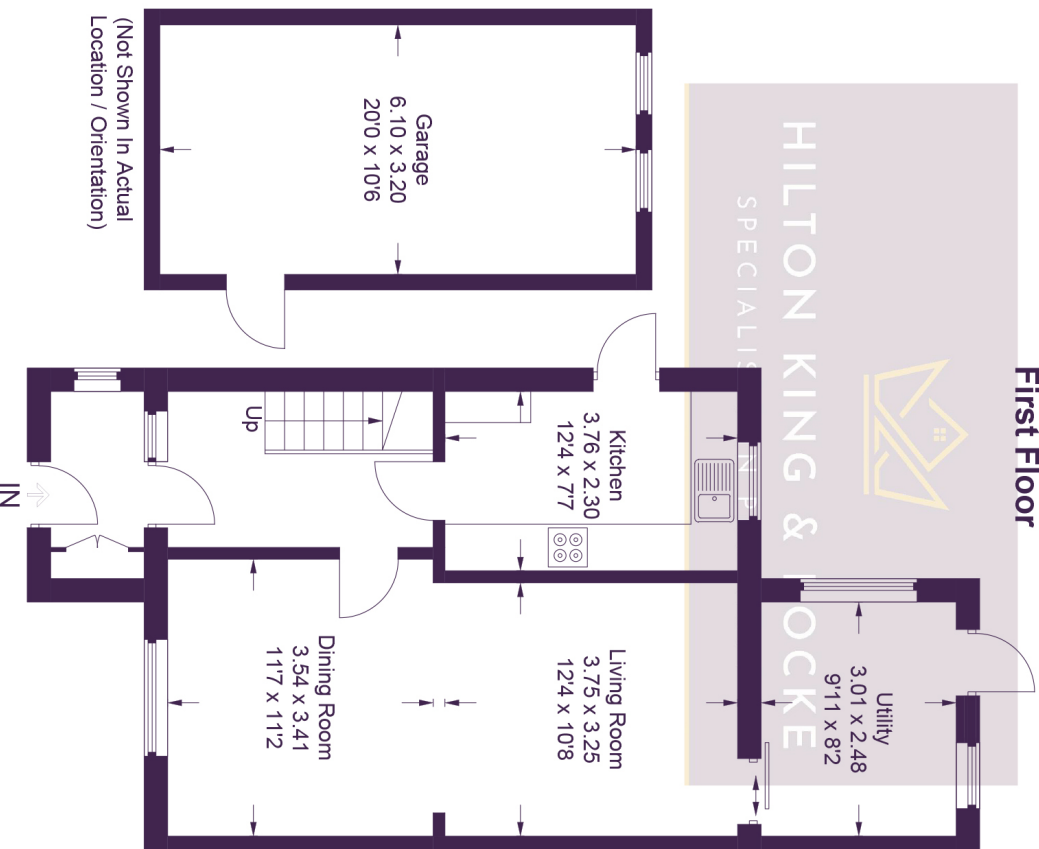
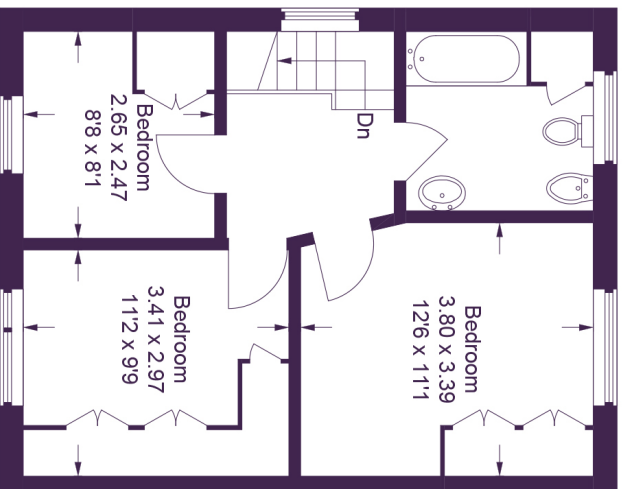
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# 45, Alderbury Road



Approximate Gross Internal Area  
Ground Floor = 41.6 sq m / 448 sq ft  
First Floor = 19.5 sq m / 210 sq ft  
Garage = 19.5 sq m / 210 sq ft  
Total = 115.1 sq m / 1239 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.

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