



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



42 Monksfield Way, Slough, Berkshire. SL2 1QS.

£475,000 Freehold

This beautifully extended and refurbished three-bedroom end of terrace home offers stunning views over the picturesque recreation ground, providing a serene and peaceful backdrop. Perfectly combining modern updates with a charming location, this home is ideal for both families and professionals alike.

The heart of the home is the spacious and contemporary kitchen, which was extended and refurbished just a few years ago. It features a fitted gas hob and integrated fridge-freezer, ensuring a sleek and functional space for cooking. Adjacent to the kitchen is a convenient utility room, complete with fitted washing machine and dryer, offering additional storage and practicality. The open-plan living and dining area is filled with natural light, boasting dual aspect views and direct access to the garden, making it perfect for entertaining or simply relaxing while enjoying the outdoors.

Upstairs, the home offers three well-sized double bedrooms. The master bedroom and bedroom three both enjoy front-facing views, while bedroom two overlooks the rear garden. The family bathroom is in excellent condition, fully tiled, and features a shower-over-bath arrangement, also accommodating side access. To the front the property has ample driveway parking.

Every window in the home offers scenic views of the surrounding recreation ground, creating a sense of tranquillity throughout. Externally, the property benefits from a lovely rear garden, ideal for outdoor gatherings or quiet evenings. The garden has side access.

This is an opportunity not to be missed, offering a home that perfectly balances modern comforts with beautiful surroundings.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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.



The Broadway
Farnham Common Buckinghamshire SL2 3QH

Tel: 01753 643555
fc@hklhome.co.uk

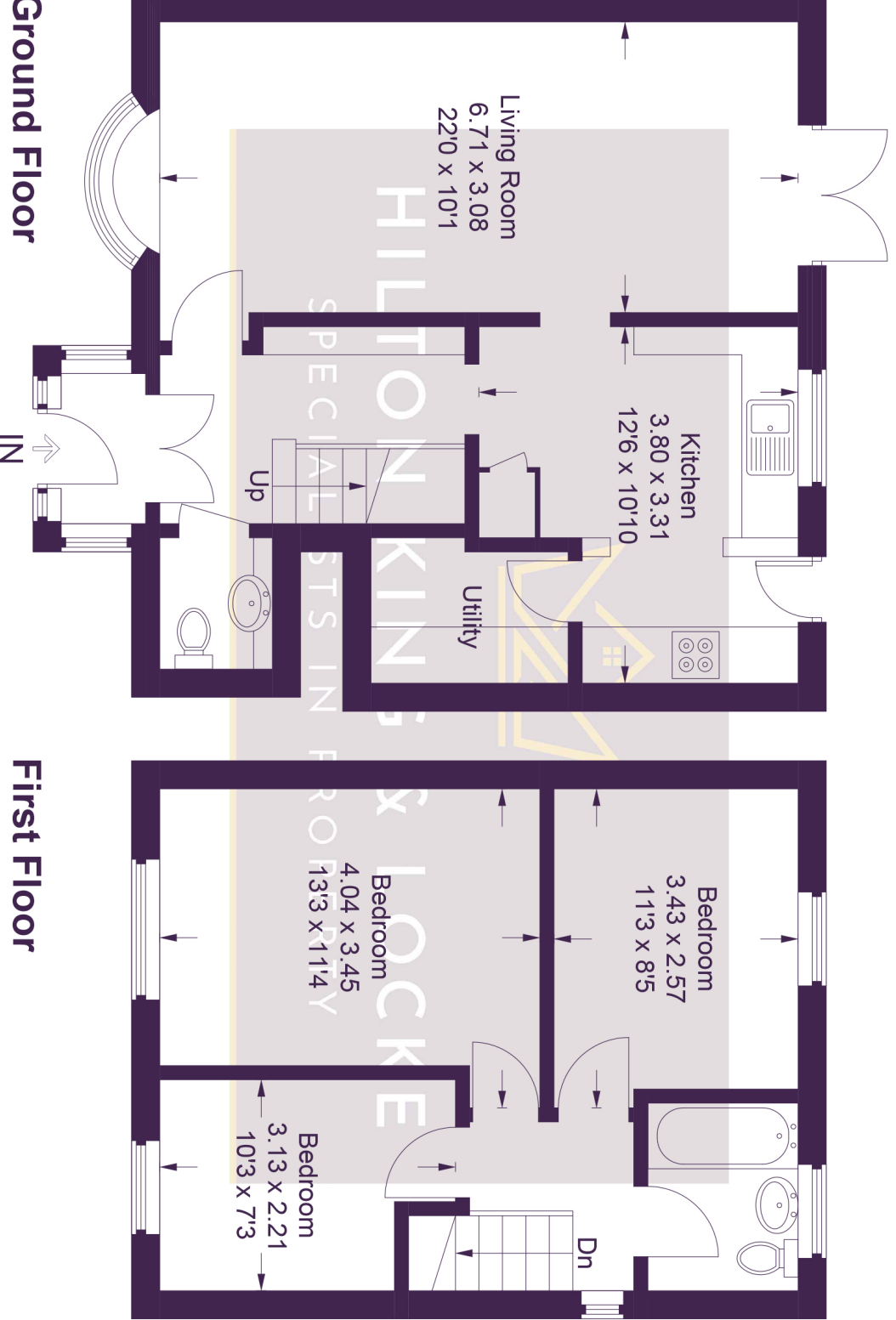
42 Monksfield Way

Approximate Gross Internal Area

Ground Floor = 48.1 sq m / 518 sq ft

First Floor = 36.4 sq m / 392 sq ft

Total = 84.5 sq m / 910 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.

© CJ Property Marketing Ltd Produced for Hilton King & Locke