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SPECIALISTS IN PROPERTY



16 Layton Crescent, Slough, Berkshire. SL3 8DP.

£625,000

Hilton king & Locke are delighted to bring to the market this impressive four-bedroom semi-detached new-build home set within the sought-after Layton Crescent development in Langley offers contemporary living arranged over three well-designed floors and provides approximately 1,154 square feet of bright, versatile accommodation.

The ground floor welcomes you into a spacious kitchen, living and dining room stretching the full width of the property, with French doors opening onto the rear garden and creating an ideal space for both everyday living and entertaining. A study sits to the front of the house, offering a perfect work-from-home environment or an additional quiet room, while a downstairs WC and welcoming entrance hallway add further practicality. The property also benefits from a fitted water softener, enhancing comfort throughout the home.

The first floor features a generous bedroom positioned at the front of the property, alongside a second large room that can serve as either a sitting room or an additional bedroom depending on lifestyle needs. A well-appointed family bathroom sits centrally on this level, providing convenience for modern family life. Three of the bedrooms within the property are fitted with built-in wardrobes, offering excellent storage and maintaining the sleek, modern feel of the interior.

The top floor comprises two further double bedrooms, both enjoying excellent natural light and comfortable proportions, served by a second bathroom that makes



this floor ideal for families or guests. The property is also situated within the catchment area for four grammar schools, making it an appealing choice for buyers prioritising access to highly regarded education.

With its adaptable layout, contemporary design and desirable location close to amenities, schools and transport links, this striking home presents a superb opportunity to acquire a spacious new-build property in one of Langley's most popular residential areas.

LOCATION

This property is perfectly located near the High Street with its array of shops and amenities.

Langley Station, which will shortly join the Crossrail route, is just 0.5 miles away (approx 8 minute walk) and the M4, M25 and M40 plus Heathrow are 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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16 Layton Crescent

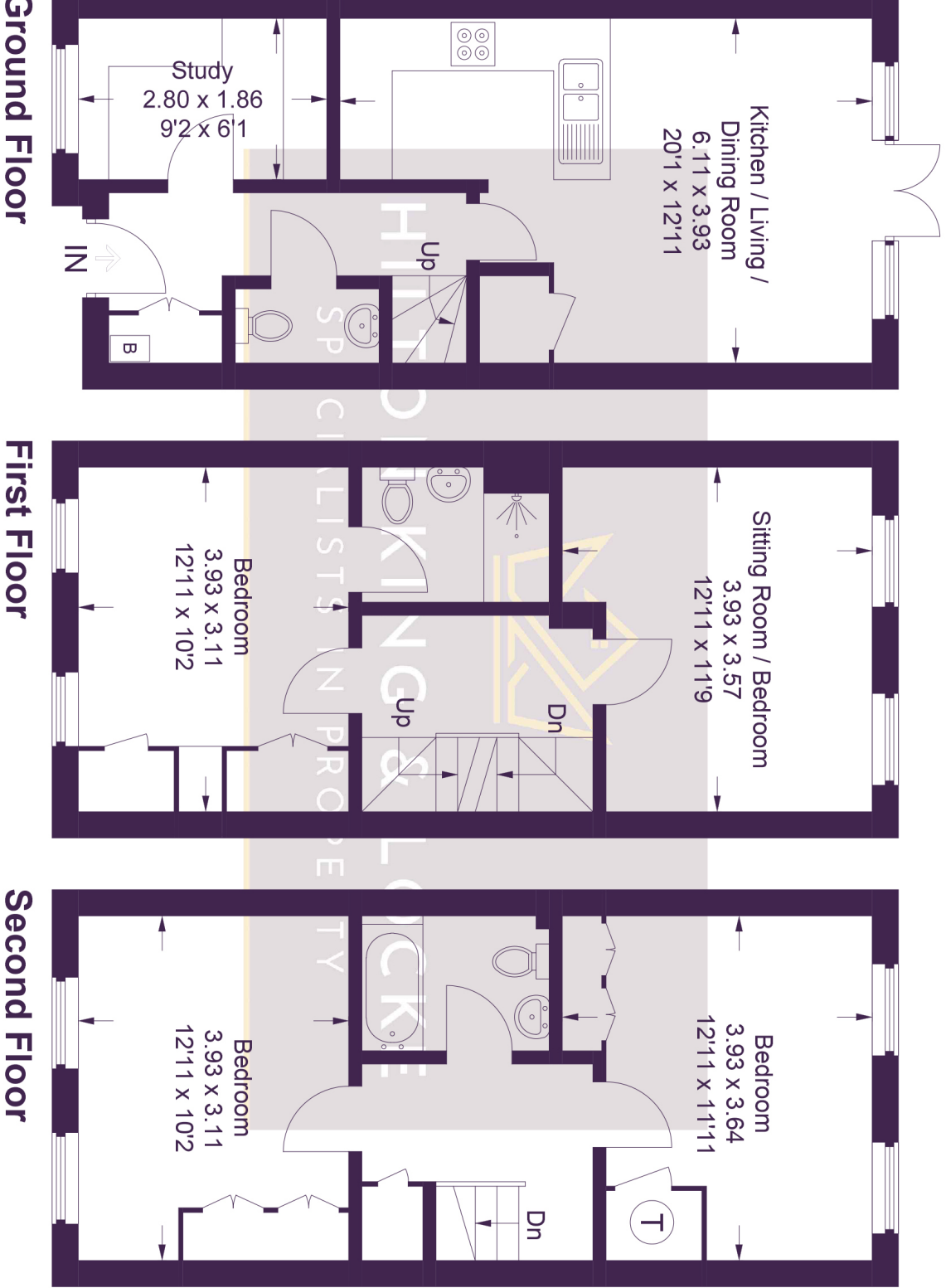
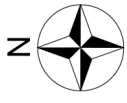
Approximate Gross Internal Area

Ground Floor = 35.5 sq m / 382 sq ft

First Floor = 35.9 sq m / 386 sq ft

Second Floor = 35.9 sq m / 386 sq ft

Total = 107.3 sq m / 1,154 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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