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£500,000

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## Features of Interest

- \*Viewings Saturday 14th October\*
- Three Bedroom Terraced House
- Extended
- Driveway for Two Cars
- Walking Distance to Langley Grammar & Ryvers Primary School
- Close to M4 and M25 Motorway Networks
- Walking distance of Langley Station (Crossrail)
- Ideal for First Time Buyers and Investors

## Description

The Flatman Partnership is delighted to bring to the market this modern, conveniently located, extended 3-bedroom terraced house, offering a wide variety of local amenities, including many great schools, such as Langley Grammar, Langley Academy, and both Marish and Ryvers Primary Schools, all within walking distance. There is also easy access to many local transport links, including Langley Train Station (Crossrail), and M4 & M25 motorway networks, allowing quick links to Heathrow Airport and London.

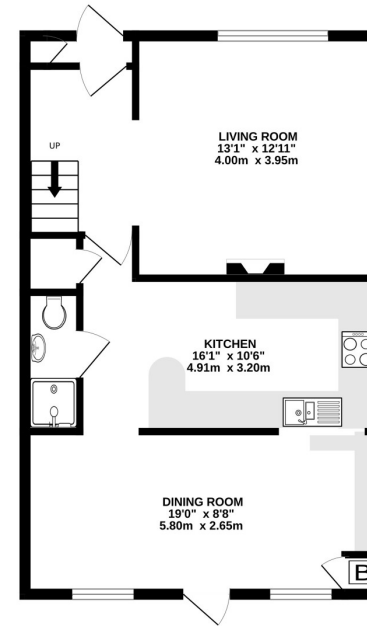
Features of the property include an entrance porch, with a spacious and light lounge on the left, a kitchen, shower room, and dining room to the rear of the ground floor offering access to the beautifully maintained rear garden. With two double bedrooms, both accompanied by built-in wardrobes, a well-appointed family bathroom, and a further larger than average, single bedroom, all located on the first floor. The property benefits from off-street driveway parking for two cars. The property would be ideal for first-time buyers or investors.

This property is not one to be missed!

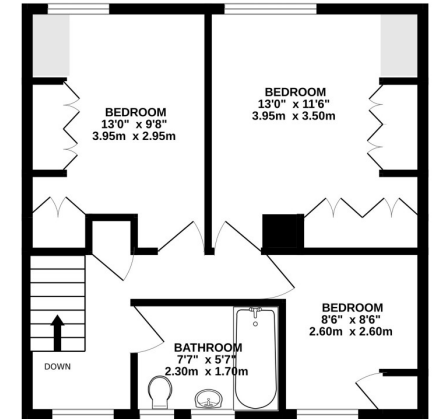
**\*\*Viewings are highly recommended, call now to register your interest\*\***

The details we provide are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

GROUND FLOOR  
566 sq.ft. (52.5 sq.m.) approx.



1ST FLOOR  
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 1022 sq.ft. (94.9 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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