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4 Bed Semi-Detached In London Road , Slough, SL3 7HT

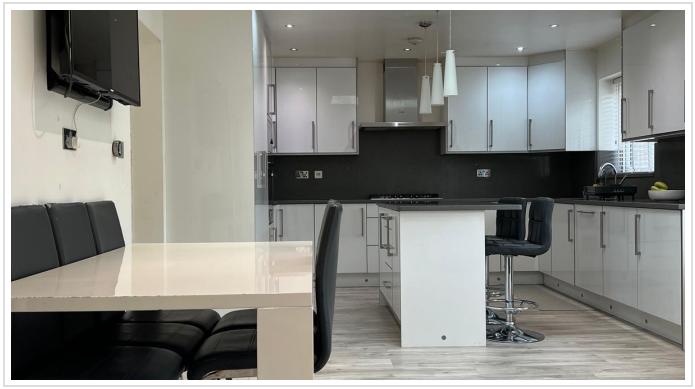
£850,000



216

Ref:13757





SHORT DESCRIPTION

Property Ref: 13757 Upmarket is proud to present this impressive North East-facing 4-bedroom semi-detached family home, meticulously renovated to the highest standards. Perfectly positioned within walking distance of several top-rated Ofsted grammar schools, including Castlevew Primary School, Langley Grammar, Upton Court Grammar, and St Bernard's Grammar Schools, this property offers unparalleled convenience for families. The location is exceptionally desirable, with local shops, the Langley mainline train station (Elizabeth Line), and bus routes all just a short stroll away. Additionally, the motorway network and London Heathrow Airport are easily accessible, ensuring seamless connectivity. The recently refurbished kitchen showcases a sophisticated array of stylish fitted units, granite countertops, and integrated appliances. Bathed in natural light from spotlights, French doors, and a skylight window, the space seamlessly transitions to the south-facing garden, perfect for enjoying abundant sunshine and relaxation. Upstairs, the home features four bedrooms equipped with fitted wardrobes and a newly renovated bathroom. Significant improvements by the current owner, including the installation of underfloor heating, ensure the property is move-in ready for its next family. Additional benefits encompass a garage, driveway parking accommodating three to four cars, gas central heating, and full double glazing, all contributing to an excellent EPC rating. Early viewings are highly recommended for this sought-after property. All information provided in ad is for guidance purpose. We take no warranty as to the accuracy or completeness of this advertisement or any linked information. 1. Money Laundering Regulations: Intending purchasers/tenants will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/Let. 2. General: While we endeavour to make our sales/Let particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. 3. Measurements: If any measurements are provided then these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before agreeing the sale/Let or any item. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers/tenants to commission their own survey or service reports before finalising their offer to purchase/Let. 5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. We have no any authority to make or give any representation or warranty whatever in relation to this property. 6: We as an agent has not sought to verify the legal title of the property and the buyers/Tenant must obtain verification from their solicitor.. Gdpr Applying for the above property means you are giving us permission to pass your details to the vendor or landlord for further communication related to viewing arrangement or more property-related information. *Virtual viewings: Some or all information pertaining to this property may have been provided solely by the vendor/landlord, and although we always make every effort to verify the information provided to us, we strongly advise you to make further enquiries before continuing. If you choose to make an offer based solely on a virtual viewing, then Upmarket Ltd does not accept any liability for errors in the information provided, including but not limited to, measurements, photography and video content. Aml: To comply with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £20 per buyer. Please note, we are unable to issue a memorandum of sale until the checks are complete. Referral fees We may suggest reputable providers of supplementary services, such as Conveyancing, Financial Services, Insurance, and Surveying. If you choose to utilize their services based on our recommendation, we may receive a commission payment or another form of benefit, referred to as a referral fee. It's important to note that you are not obligated to engage with the services of the recommended provider. *Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering any household goods, carpets or any built-in furniture. *General: While we endeavor to make our sales

particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact Upmarket and we will be pleased to check the detailing for you, especially if you are contemplating traveling some distance to view the property. *Upmarket is the seller's agent for this property. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate...



Bed Room(s)



Bath Room(s)

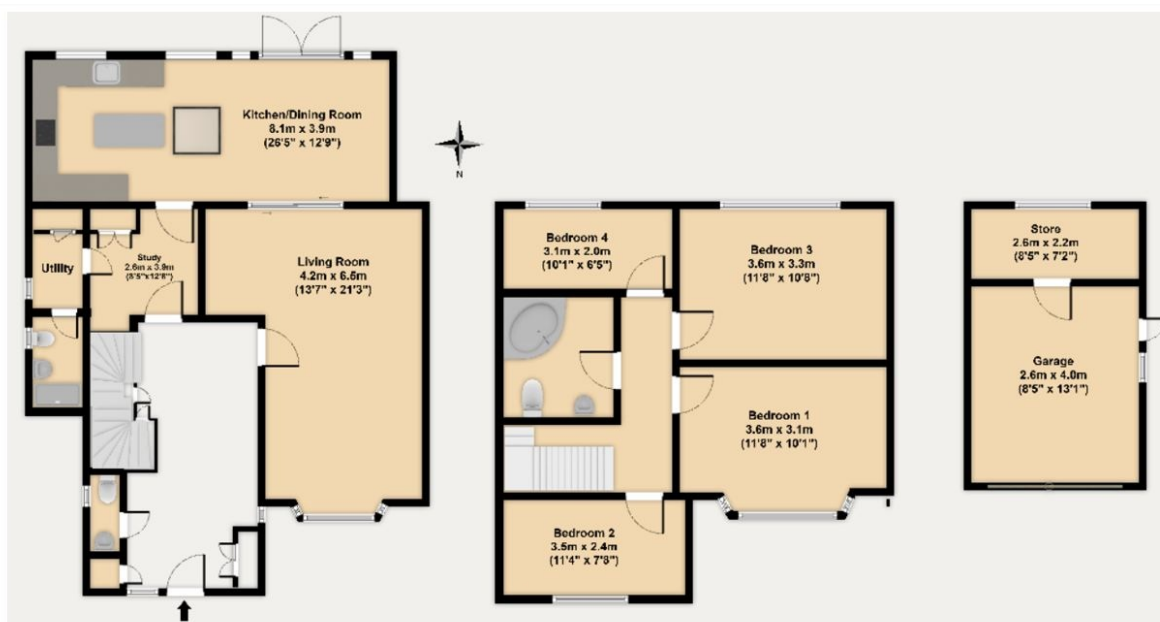


Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.



TOTAL APPROX FLOOR AREA 182 SQM (1960 Square Feet)

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Impact on the environment

This property's environmental impact rating is C. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	4.0 tonnes of CO2
This property's potential production	2.8 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

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