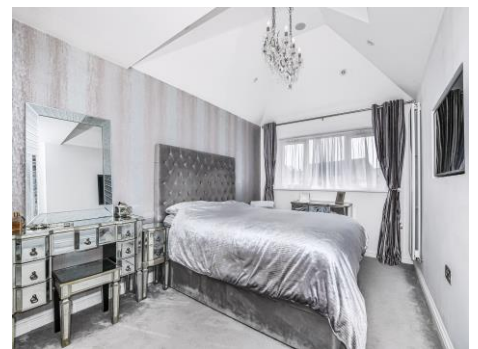


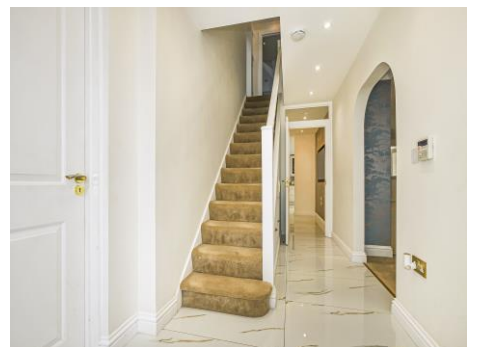
Hillersdon, Slough, Berkshire, SL2 5UH



Guide Price £625,000

Elegantly Extended and Modernised to High Standard
Huge Luxury L Shaped Kitchen
Large Lounge with Media Wall
Loxone Smart Home System
Low Maintenance Rear Garden

- 3/4 Bedrooms
- Luxury Family Bathroom
- Eye-catching Vaulted Ceilings Master and Bathroom
- Ground floor Underfloor heating



Found on:

 **Zoopla.co.uk**

Member of:

PRS Property Redress Scheme

Langhams Estate Agents

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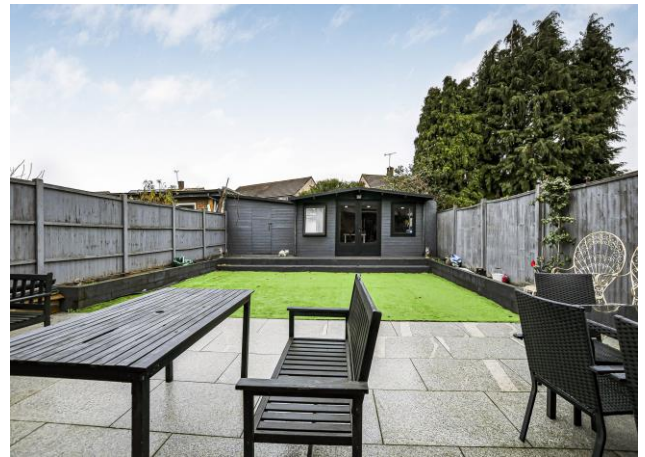
Wow Factor! Stylishly designed 3/4 double bedroom home which has recently been extended and fully modernised to a very high standard. Located in the quiet part of Wexham; a few miles away from Slough Town Centre and Slough Elizabeth line train station, close to local shops and excellent schools. Property features 3 large double bedrooms, huge L shaped luxury kitchen with island, dining area and snug area. Elegantly styled luxury family bathroom with jacuzzi bath and separate waterfall shower enclosure, cosy loft room with stair access, study/office/bedroom with fitted corner desk, underfloor heating, Loxone Smart Home System throughout controlling heating and lighting. Benefits include gas central heating, full double glazing, off street parking for up to two/three cars. Call Langhams to view, qualified buyers only!

Accommodation

Entrance Hallway	Tiled floor with underfloor heating, stairs to first floor landing, understairs storage, sensor spotlighting and entrance chandelier. Access to/from office-study, lounge and kitchen.
Study - Office	8' 11" x 7' 9" (2.72m x 2.36m) Can potentially be used as ground floor bedroom, Fitted corner desk area designed for two chairs with bookcase, laminate floor with underfloor heating. Access from/to the entrance hallway.
Lounge	19' 3" x 10' 11" (5.87m x 3.32m) Fully carpeted, media wall, electric fireplace with marble surround, vertical radiator, three-way spotlighting with Chandelier. Access to entrance hallway and dining area.
Kitchen - Dining	24' 10" x 12' 7" (7.56m x 3.83m) Fully fitted kitchen with integrated appliances, double oven, microwave and fridge. Plenty of wall and under counter storage units, with pull out larder. Large kitchen Island with combined dual fuel AEG Gas-Induction hob and storage all round. Integrated Bosch kitchen appliances, double oven, microwave, fridge and dishwasher. Luxury American quartz worktop, large kitchen worktop space. Fully tiled with Underfloor heating, ceiling speakers. Skylight, hanging chandelier, bi-fold patio door to garden patio area, bi-fold internal doors separating from lounge. Access from/to lounge, garden patio and snug area.
Snug Area	14' 10" x 8' 9" (4.52m x 2.67m) Media wall, media cupboard with storage, tiled area with under floor heating. Access to Utility Room, entrance hallway and kitchen.
Family Bathroom	Vaulted Ceiling with Velux skylight and suspended chandelier, exquisite full tiled bathroom, floating integrated W/C, floating Sink with storage, multi jet jacuzzi bath with lighting, corner shower cubicle with three-way rain/waterfall shower, under floor heating, heated mirror with storage and vertical radiator. Access from/to 1st floor landing.
Master bedroom	15' 3" x 9' 1" (4.64m x 2.77m) Vaulted ceiling with skylight and suspended chandelier. Fitted mirrored wardrobes with lighting, integrated wall TV unit, vertical mirrored radiator, carpeted, two-way spot lighting and suspended elegant chandelier. Access from/to 1st floor landing.

Bedroom 2	17' 0" x 8' 2" (5.19m x 2.49m) Fitted mirrored wardrobe with desk, vertical mirrored radiator, carpeted, spotlighting with chandelier, two-way lighting, staired access to loft room. Access from/to 1st floor landing.
Bedroom 3	10' 10" x 10' 6" (3.30m x 3.20m) Full length fitted mirrored wardrobes, two way spotlighting with chandelier, radiator, carpeted. Access from/to 1st floor landing.
Loft Room	17' 1" x 9' 6" (5.20m x 2.89m) Carpeted, front and rear skylight, wall radiator. Stair access from/to Bedroom 2.
Cloakroom	Vanity Unit with storage and stylish sink, W/C tiled with underfloor heating. Access from/to utility area.
Utility Area	Space for separate washing machine and dryer, combination Gas boiler, storage, underfloor heating. Access to cloakroom and from/to snug area.
1st Floor Landing	Carpeted, chandelier with sensor, access to family bathroom, all bedrooms and stairs to ground floor.
Rear Garden	Partly granite tiled patio area, rear artificial grassed area with side raised borders. Access to Garden room and storage shed. Access from/to dining area.
Garden Room	15' 4" x 12' 0" (4.67m x 3.67m) Wooden log cabin, electric heating, Ideal for use as gym/man cave or extra storage.
Please Note!	Please note this property is being sold on behalf of one of the members of Langhams Estate Agents.





Hillersdon
Approximate Gross Internal Floor Area = 172.7 sq m / 1859 sq ft

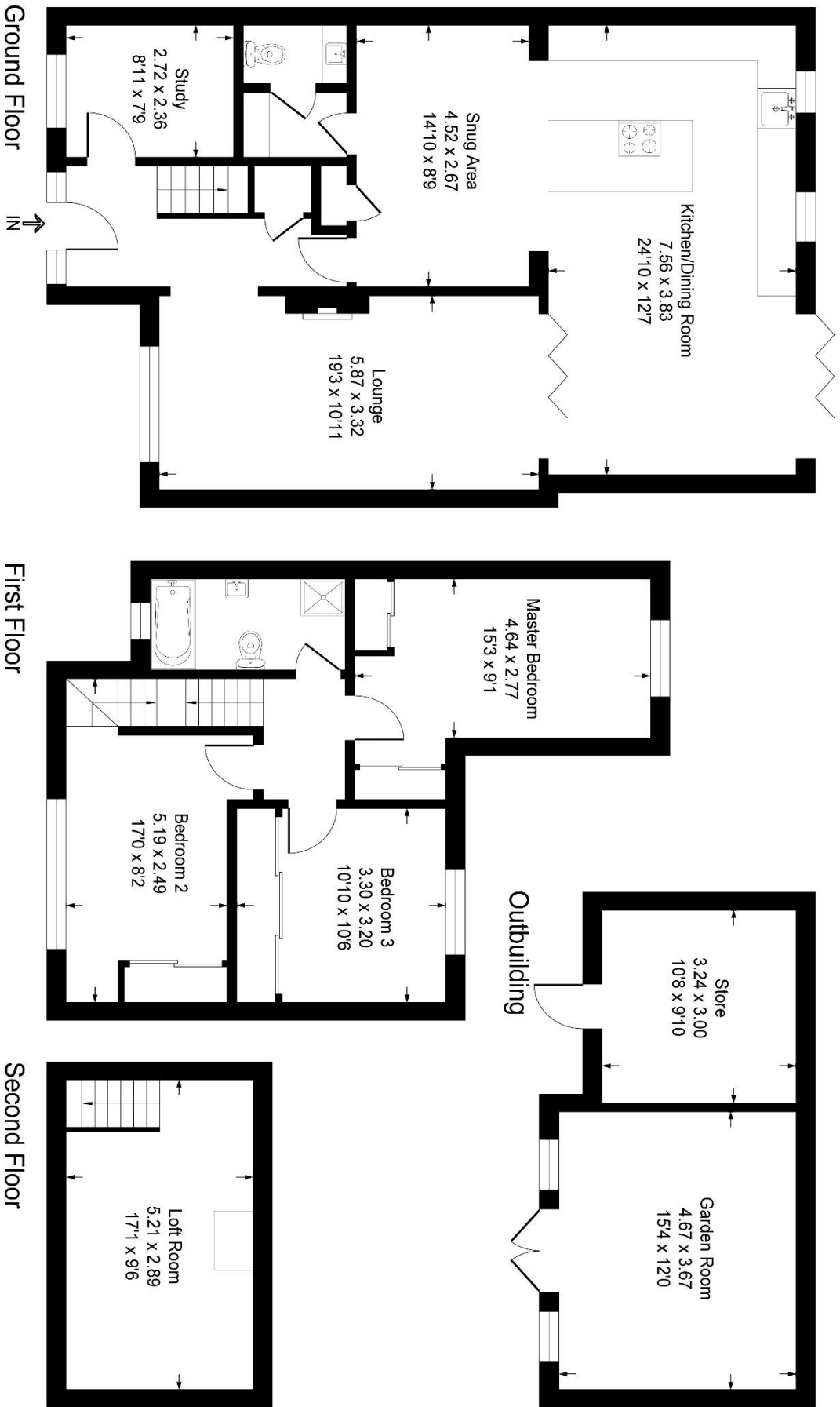


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

65 Hillersdon SLOUGH SL2 5UH	Energy rating C	Valid until: 5 December 2033 Certificate number: 9390-2315-6320-2907-0281
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Property type Semi-detached house

Total floor area 119 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

To view this property please contact Langhams Estate Agents

Tel: 01753 550 775

Email: sales@langhamsproperty.com

Tenure: Freehold

Council Tax Band: C

EPC Rating: C

Property Ref: LEA03312

All negotiations for this purchase must be made through Langhams Estate Agents.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 Langhams Estate Agents has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor, and it is in the buyers interest to check the working condition of any appliances. References to the Tenure of a Property are based on information supplied by the Seller. Langhams Estate Agents has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and do not constitute part or all of an offer or contract. Any measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. No employee or partner of Langhams Estate Agents has authority to make or give any representation or warranty in relation to the property.