



**£450,000 Freehold**

**Elmhurst Road, Langley, SL3**

Simple Estate Agents is pleased to offer this beautifully presented three-bedroom semi-detached home. The property has been extended at the rear and features three reception rooms and three double bedrooms. Conveniently located just over half a mile from Langley railway station and the Elizabeth Line, it is also in the catchment area for primary, secondary, and grammar schools. Don't miss out on this fantastic opportunity!

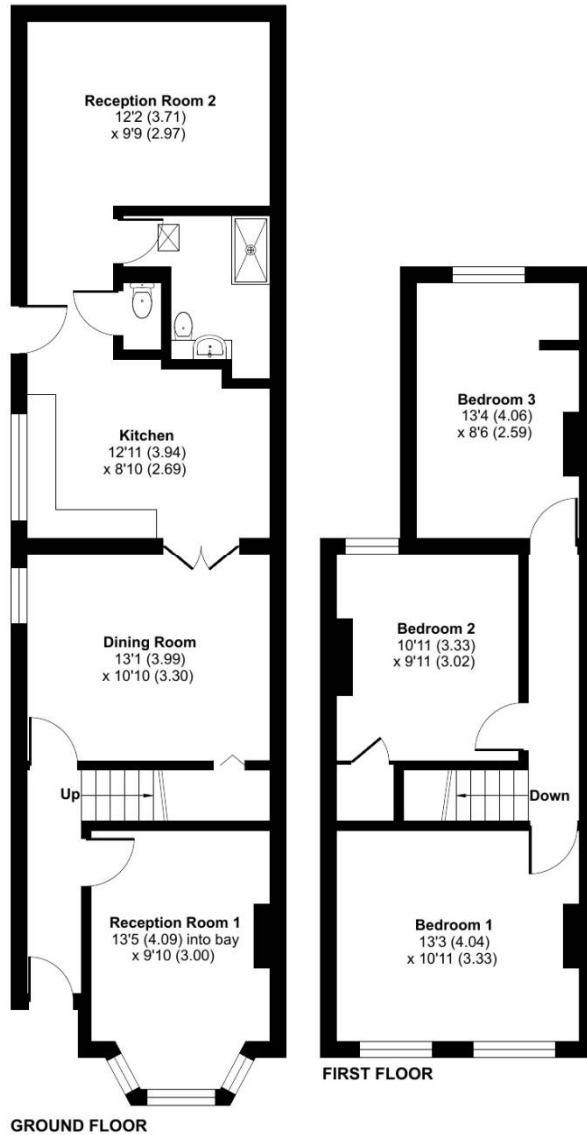
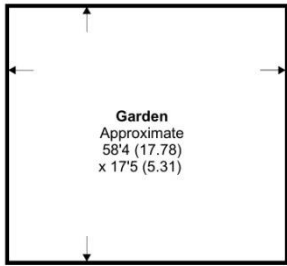


# Elmhurst Road, Langley, SL3

## Elmhurst Road, Slough, SL3

Approximate Area = 1124 sq ft / 104.4 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Directions

UB3 3ES Coldharbour Ln, Hayes ? Get on M4 in Harlington from Pump Ln and The Pkwy/A312 8 min (2.6 mi) ? Follow M4 to London Rd/A4 in Slough. Take the A4 exit from M4 6 min (5.2 mi) ? Follow London Rd/A4 and High St/B470 to Elmhurst Rd in Langley 5 min (1.1 mi) SL3 8LT Elmhurst Rd, Langley, Slough

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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General: While we endeavour 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 the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. 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 to commission their own survey or service reports before finalizing their offer to purchase. 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. NEITHER SIMPLE ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.