



JACKSON O'ROURKE

ESTATE AGENTS



**137 Shaggy Calf Lane  
Slough, Berkshire SL2 5HR**

**Asking price £625,000**

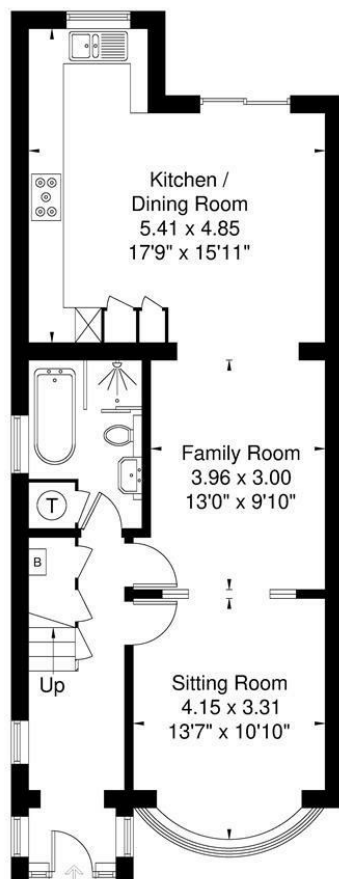
We are delighted to bring to the market this superb four bedroom semi detached family home located on one of the most desirable roads in Slough. Offering spacious accommodation throughout, having been the subject of a large single storey rear extension, a loft conversion, a 20' x 19'6" outbuilding and an 80ft rear garden this property has the potential to be the ultimate forever home. Key features include a living room, a family room, a stunning 17'9" x 15'11" kitchen / diner, a brand new ground floor shower room, three first floor bedrooms, a modern family bathroom suite, a 19'2" x 16'5" master bedroom, gas central heating, UPVC double glazed windows, a large rear garden featuring a usable out-building (ideal as a workshop, gym, playroom or study) and driveway parking for up to four cars. For commuters - Slough Town Centre and Mainline Station (Crossrail - The Elizabeth Line) is a 15 minute walk with a bus stop close by also offering easy access. The property falls in the catchment area of some highly sought-after schools (Slough, Wexham and Langley schools) as well as being very closely situated to Wexham Park Hospital. A variety of shops are within a few minutes walk. We highly recommend early viewings to avoid disappointment. EPC - C.

## Shaggy Calf Lane

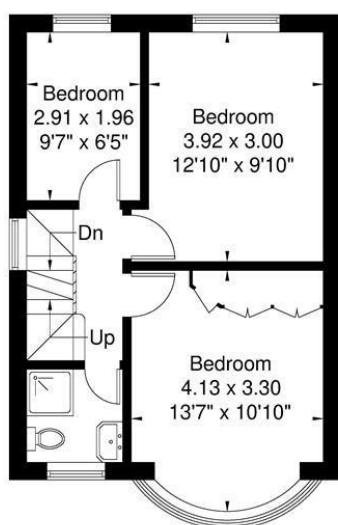
Approximate Gross Internal Area = 140.59 sq m / 1513.29 sq ft

Outbuilding = 45.52 sq m / 489.97 sq ft

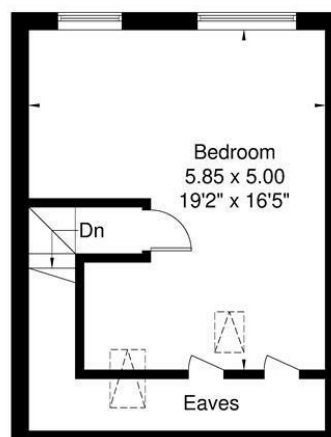
Total = 186.11 sq m / 2003.26 sq ft



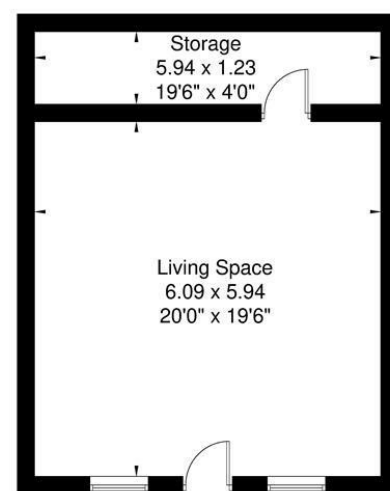
Ground Floor



First Floor



Second Floor



Outbuilding  
(Not Shown In Actual Location / Orientation)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	81
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	

Please Note: Jackson O'Rourke Estate Agents have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances or specific fittings. Room sizes should not be relied upon for carpets and furnishings etc.

We believed these particulars to be correct however they are not guaranteed by the vendor or ourselves.. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.