



The Grange, Middle Green, Slough

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A lovely family home, with delightful period features, in a wonderfully convenient location.

### Summary of accommodation

**Ground Floor** - Entrance hall | Sitting room | Snug | Kitchen/dining room

**First Floor** - Three bedrooms | Family bathroom

**Second Floor** - Bedroom

**Garden and grounds** - Garage | Car port | Utility room | Store | Gardeners w/c  
Driveway for several vehicles | Private level lawns

In all approximately 0.47 acres

### Distances

Langley 1.6 miles (Paddington 30 mins), Gerrards Cross 6.4 miles, Windsor 5.5 miles, Datchet 3.5 miles (Waterloo 54 mins), Denham 6.8 miles (Marylebone from 35 mins), Central London 20.6 miles, M25 (J15) 4.6 miles, M40 (J1) 4.6 miles, M4 (J5) 2.1 miles, London Heathrow 6.9 miles.  
(All distances and times are approximate).



### Location

Conveniently located just 20 miles from Hyde Park, access into London is well catered for with fast train services into Marylebone from Gerrards Cross in around 20 minutes. The area also benefits from the recent opening of the Elizabeth line, approximately 2 miles away, to give access into central London in 30 minutes and The City in less than 40 minutes.

The area lies within proximity to a number of highly regarded schools for all ages, including the popular grammar school system.



## The Grange

Approached through electric gates leading to the gravelled driveway, with parking for several vehicles, The Grange is entered via a covered portico leading into the welcoming hall. From here, doors lead into each of the reception rooms—both with open fires and attractive bay windows, providing an abundance of light. There is also access into the generous kitchen/dining room which has been fully fitted with integrated appliances, with the doors leading to the private and delightful rear garden.

The four generous bedrooms are arranged over the first and second floors, with a large double bathroom, which could be separated into two separate bathrooms if desired.



## Garden and Grounds

Beyond the house is a further area of parking leading to the garage and car port. The gardeners wc, store and utility room are also located here. Beyond, the gardens are delightful with many mature trees, shrubs and bushes and areas of level lawn.

The whole extends to around 0.47 acres.

## Property Information

**Guide Price:** £1,350,000

**Tenure:** Freehold.

**Services:** Mains water, electricity, gas & drainage

**Local Authority & Council Tax Band:** Buckinghamshire Council. Band G

**EPC:** D (rating 57)

**Postcode:** SL3 6BS

## Approximate Gross Internal Floor Area

Ground Floor: 109.8 sq m / 1,182 sq ft

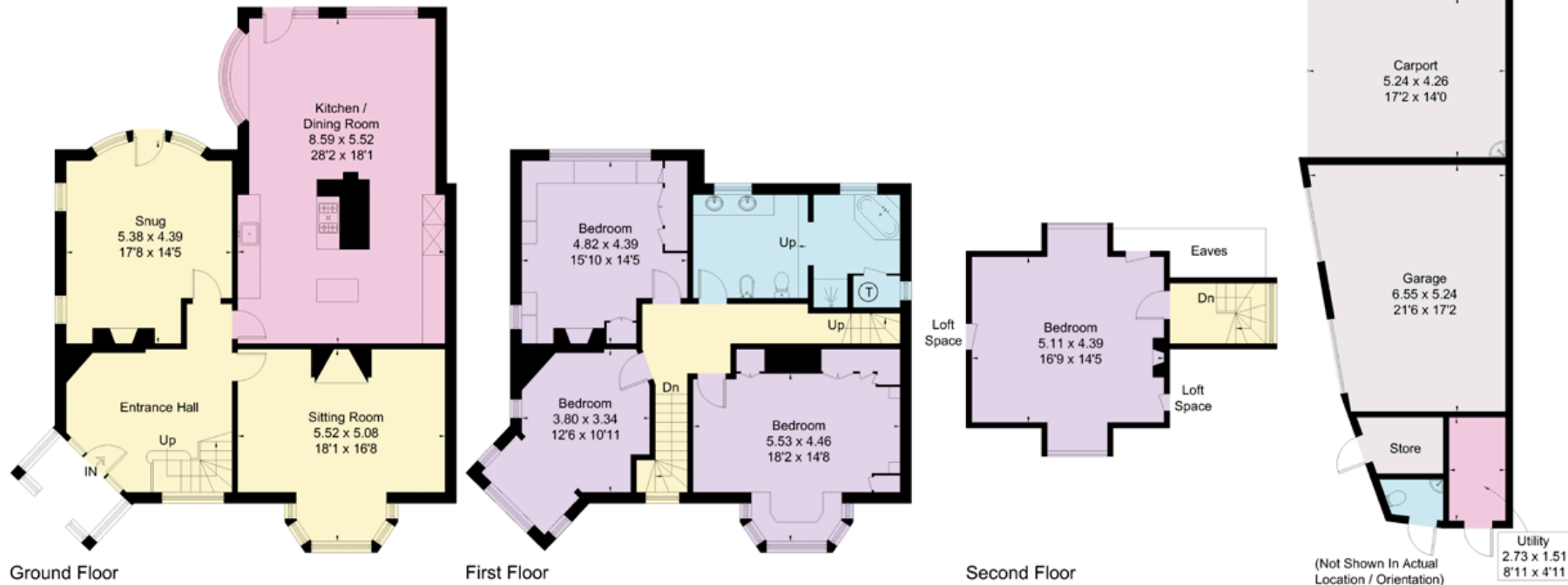
First Floor: 88.5 sq m / 953 sq ft

Second Floor: 29.2 sq m / 314 sq ft

Garage: 30.6 sq m / 329 sq ft

Outbuildings: 8.7 sq m / 94 sq ft (Excluding Carport)

Total: 266.8 sq m / 2,872 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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I would be delighted to tell you more

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Particulars dated April 2024. Photographs and videos dated April 2024.

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