



**Connells**

Raymond Road  
Slough



### Property Description

A rare opportunity to purchase this HMO with tenants in situ.

This five bedroom semi detached property is located in a much sought after residential road in Langley.

Situated off Langley High Street, it is walking distance to Langley's Elizabeth Line train station, easy access to the M4 Junction, has regular bus routes and is within catchments of local Primary & Grammar Schools.

It benefits from open plan kitchen with integrated appliances, ground floor room with en-suite, two separate shower rooms, garage with driveway, private rear garden, potential to extend - STPP and offers no chain.

Rental Income in total = £3,390 pcm with a Gross Rental Yield: ~6.26% which is very good for investors.

### Ground Floor

Door to

### Entrance Hall

Front aspect window, under stairs cupboard, radiator, doors to:

### Lounge

Front aspect window, radiator

### Open-Plan Kitchen

Two rear aspect windows, range of wall & base units, one and a half bowl sink drainer unit with mixer tap and cupboard under, integrated four ring electric hob, cooker hood, other integrated appliances include microwave, oven, two fridge freezers, washer dryer and dishwasher, door to rear garden

### Bedroom Five

Front aspect window, radiator, door to:

### En-Suite

Shower cubicle with glass shower screen, WC, wash hand basin, heated towel rail, extractor fan, fully tiled

### First Floor

### Landing

Front aspect window, access to loft, radiator, door to:

### Bedroom One

Rear aspect window, radiator

## Bedroom Two

Front aspect window, radiator

## Bedroom Three

Front and rear aspect windows, radiator

## Bedroom Four

Rear aspect window, radiator

## Shower Room

Front aspect window, shower cubicle, WC, wash hand basin with vanity unit, extractor fan, heated towel rail

## Second Shower Room

Shower cubicle, WC, wash hand basin with vanity unit, extractor fan, heated towel rail

## Outside

### To The Front

Laid to lawn, driveway leading to Garage with up & over door, gate to access rear garden

### Rear Garden

Patio area with rest laid to lawn, garden shed, gate to access front

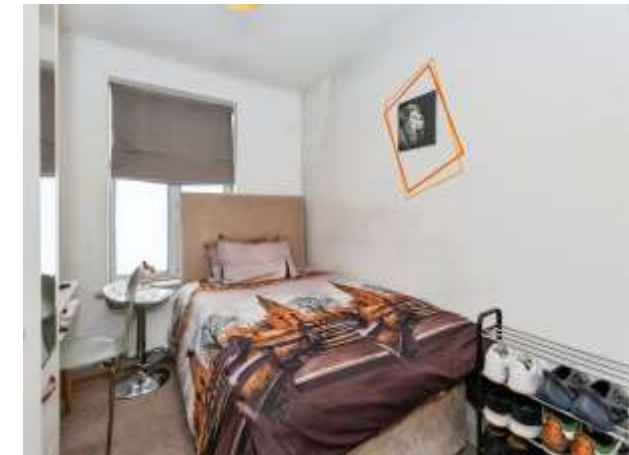




**Ground Floor**



**First Floor**



Total floor area 117.4 m<sup>2</sup> (1,264 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01753 810 870**  
**E [slough@connells.co.uk](mailto:slough@connells.co.uk)**

111 High Street  
 SLOUGH SL1 1DH

EPC Rating: D Council Tax  
 Band: E

**view this property online [connells.co.uk/Property/SGH310262](http://connells.co.uk/Property/SGH310262)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The 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. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SGH310262 - 0005