



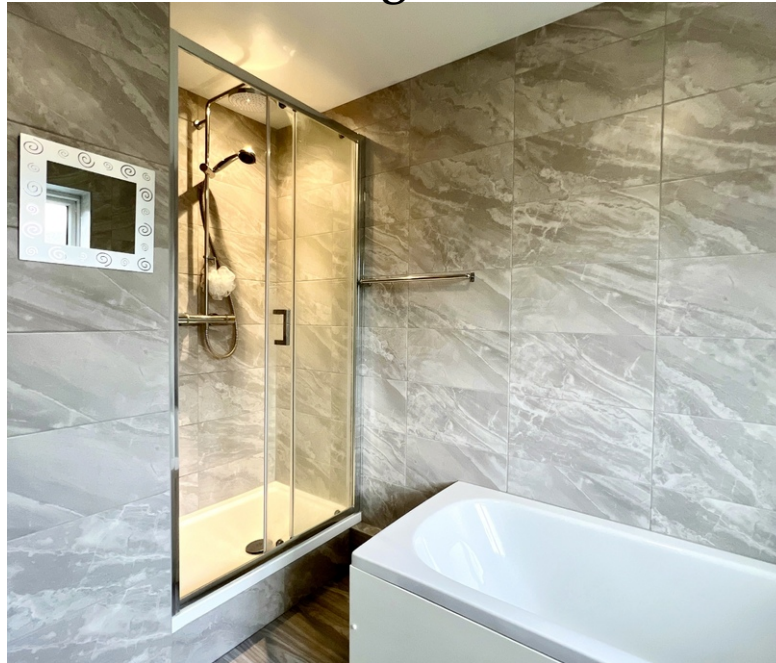
3 Bedroom Semi-detached House  
Rixon Close, George Green, Slough,  
Berkshire

Thames &  
Country

GUIDE £425,000  
[www.thamesandcountry.co.uk](http://www.thamesandcountry.co.uk)



# 17 Rixon Close, Slough, SL3 6RH



Modernised 2/3 bedroom semi-detached house in quiet cul-de-sac location  
Approx. 832 sqft internal space with contemporary finishes throughout  
Open-plan kitchen-lounge with high-gloss cabinets and breakfast bar  
Ground floor bedroom with garden access, ideal for guests or home office  
Primary bedroom with full-length fitted wardrobes and garden views  
Luxurious family bathroom with walk-in shower and full-size bath  
Mature, south/south-east facing garden, not overlooked  
Three parking spaces on driveway plus one car Garage in a block next to the house  
Double glazed windows and new combi boiler for energy efficiency  
Contemporary grey slate effect Luxury Vinyl Click flooring in living areas  
Just 2.4 miles from Langley station for easy commuting  
Excellent school catchment area with nearby local amenities  
EPC rated D Council Tax Band D

Thames & Country, Marlow International Parkway Marlow Buckinghamshire SL7 1YL

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	66	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

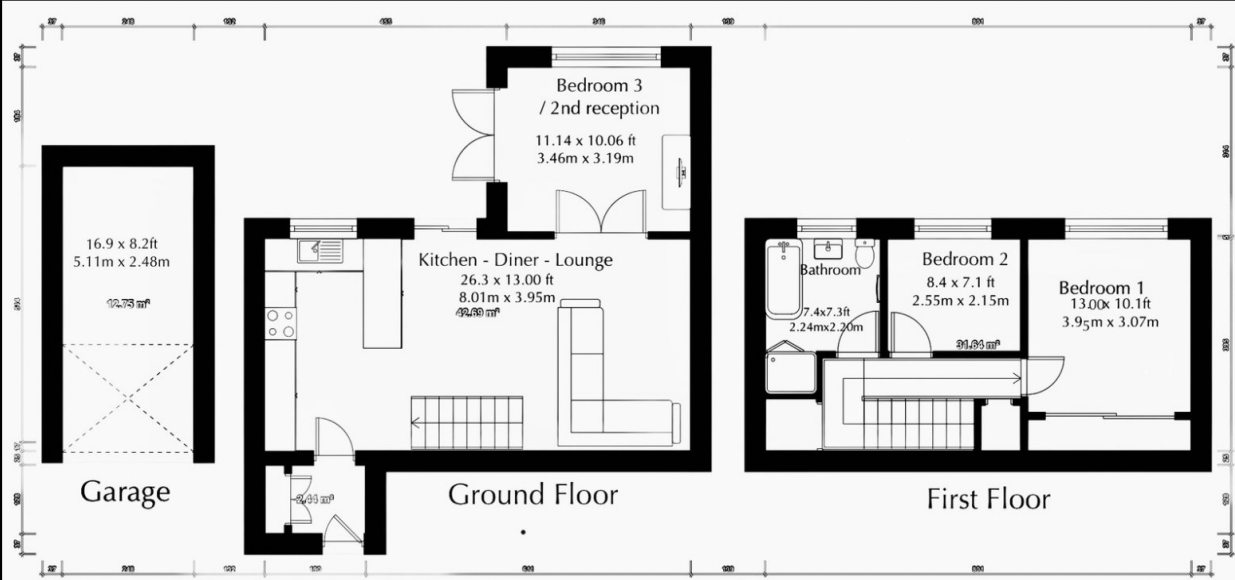
## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	60	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		



# Thames & Country

## 17 RIXON CLOSE



**Approx Gross Internal Area**

77.38 m<sup>2</sup>

832.84 Sqft

📞 01628 474000

**Garage**

12.61 m<sup>2</sup>

135.72 Sqft

🛏️ 2/3

🚿 1

🚗 3

🏠 1

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Thames & Country ©2023

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