

Conveniently located within walking distance of multiple schools and Langley train station is this three bedroom mid-terraced house offering potential to extend (STPP). The ground floor is spacious and comprises spacious living room and 15ft kitchen with gas connection overlooking the rear. There are three bedrooms on the first floor including an 11ft main bedroom, and a family bathroom. The rear garden is well-enclosed and there is ample on-street parking available to the front of the house. The property would make a fantastic purchase for first time buyers and investors alike.





# Property Information

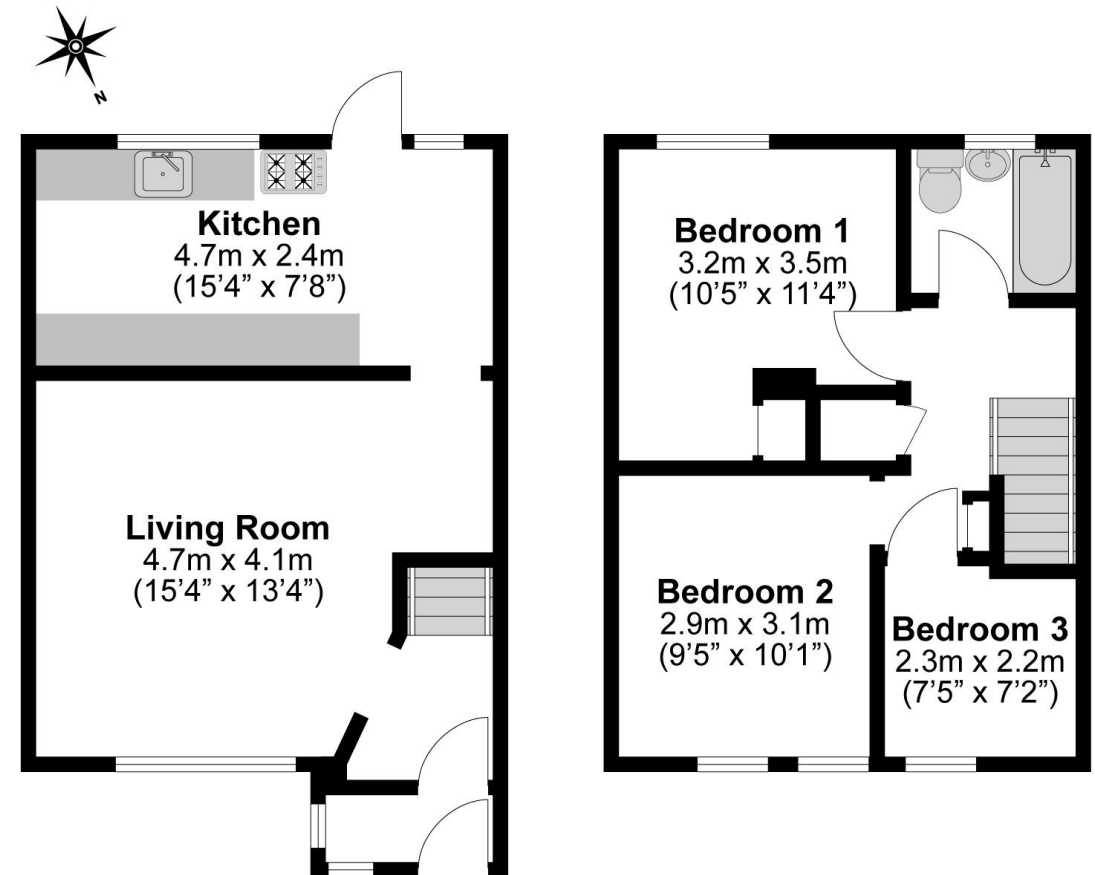
# Floor Plan

-  THREE BEDROOM MID-TERRACED HOUSE
-  15FT LIVING ROOM
-  ON STREET PARKING AVAILABLE
-  WALKING DISTANCE TO LANGLEY STATION
-  FAMILY BATHROOM
-  15FT GAS KITCHEN
-  CLOSE TO LOCAL SCHOOLS
-  POTENTIAL TO EXTEND (STPP)

					
<b>x3</b>	<b>x1</b>	<b>x1</b>	<b>0</b>	<b>Y</b>	<b>N</b>
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



**Total Approximate Floor Area**  
796 Square feet  
74 Square metres



Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

### External

The rear garden is accessible via the kitchen and is mostly laid to lawn with a patio and garden sheds. The front is also laid to lawn whilst there is ample on-street parking available for residents. There is potential to extend subject to planning permission.

- The Langley Academy  
0.2 miles
- The Langley Academy Primary  
0.2 miles
- Langley Hall Primary Academy  
0.3 miles
- Holy Family Catholic Primary School  
0.4 miles

### Transport Links

- NEAREST STATIONS
- Langley Station - 0.6 miles
  - Datchet Station - 1.8 miles
  - Iver Station - 1.9 miles

- Ryvers School  
0.5 miles

### Local Schools

- NEAREST SCHOOLS
- Marish Primary School  
0.2 miles
  - Langley Grammar School  
0.2 miles

- Foxborough Primary School  
0.6 miles
- Ditton Park Academy  
1.0 miles

**Council Tax**  
Band C

