



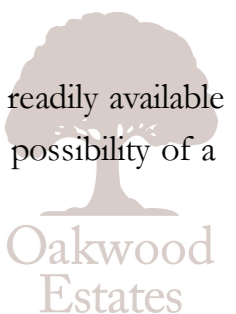
Benefitting a recent full refurbishment, this three bedroom semi-detached cottage lies less than a ten minute walk from Langley station and is within easy reach of multiple local schools.

The ground floor comprises a 26ft living room featuring marble-effect tiled floor and modern spotlights. There is a newly fitted bathroom and a shaker-style kitchen boasting modern grey units complemented by Quartz worktops and integrated appliances including large 5-ring gas cooker, fridge freezer and dishwasher.

The first floor offers three double rooms and a contemporary fully-tiled shower room.

The rear garden currently offers a blank canvas for gardening enthusiasts, and the front provides off-street parking for one car.

The property is offered to the market in immaculate condition throughout, providing a readily available home for first time buyers or a small family, and there is no onward chain, inviting the possibility of a very quick sale.



## Property Information

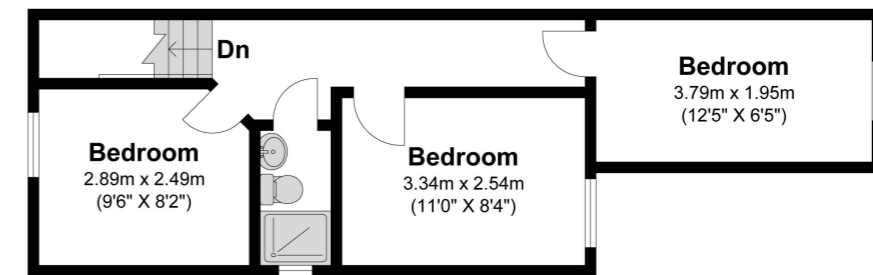
-  NEWLY RENOVATED
-  WALKING DISTANCE TO LANGLEY STATION
-  GROUND FLOOR BATHROOM
-  LARGE REAR GARDEN
-  NO ONWARD CHAIN
-  THREE BEDROOM SEMI-DETACHED COTTAGE
-  26FT LIVING ROOM BOASTING TILED FLOOR
-  THREE GOOD SIZE BEDROOMS
-  OFF-STREET PARKING

					
x3	x1	x2	x1	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

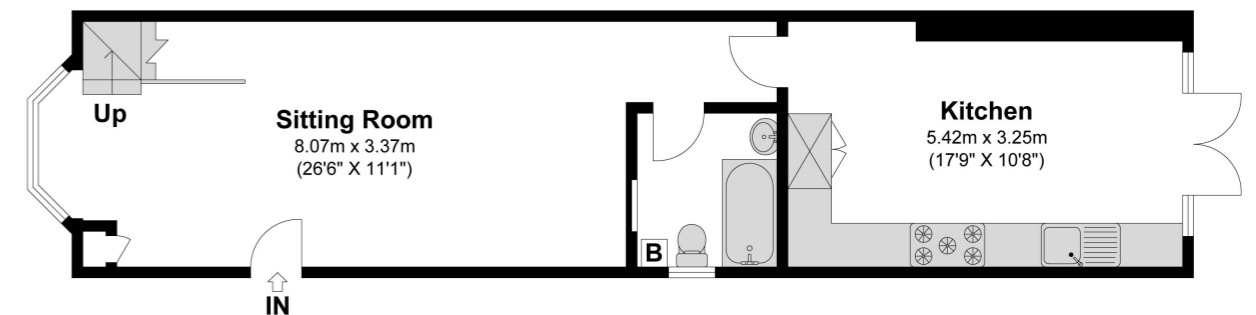
## Floor Plan



**Meadfield Road**  
Approximate Floor Area  
913.85 Square feet 84.90 Square metres



First Floor



Ground Floor

Illustrations are for identification purposes only, measurements are approximate, not to scale

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.

### Transport Links

Nearest stations:

Langley (0.2 miles)

Iver (1.4 miles)

Datchet (2.3 miles)

### Local Schools

#### PRIMARY SCHOOLS

Langley Hall Primary Academy

0.1 miles away

The Langley Heritage Primary

0.1 miles away

Marish Primary School

0.3 miles away

The Langley Academy Primary

0.6 miles away

#### SECONDARY SCHOOLS

The Langley Academy

0.6 miles away

Langley Grammar School

0.6 miles away

St Bernard's Catholic Grammar School

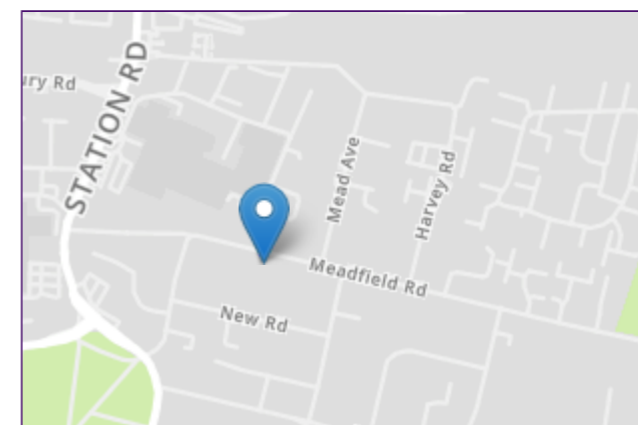
1.4 miles away

Upton Court Grammar School

1.5 miles away

#### Council Tax

Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	