



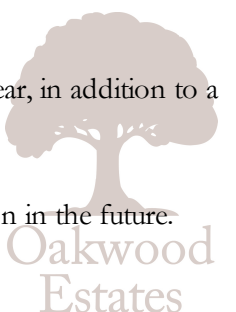
Situated in a sought after location within walking distance of multiple grammar schools including; Upton Court, St Bernard's and Langley Grammar Schools. This three/four bedroom detached property is presented to the market to a high standard throughout. With convenient and easy access to local transport links including Langley Station, the property creates a perfect opportunity for families.

Internally, the ground floor offers a spacious front porch and hallway, leading to a versatile study on the left which has been converted, with the potential to utilise as a ground floor bedroom. There is also a modern three piece bathroom finished to high spec and a commodious open plan kitchen/diner with the added benefit of integrated appliances and a breakfast bar as well as underfloor heating. The ground floor also features a large reception room with is seemingly integrated with the open plan layout.

The first floor houses three generous bedrooms including the master room which has the advantage of a walk in wardrobe and ensuite and second bedroom also fitted with an ensuite. There is also the main family bathroom. The property also includes a bonus bedroom on the second floor which spans across 17ft and has a separate bathroom as well as large eaves storage.

Externally, the property provides driveway parking for up to four cars and a large private garden at the rear, in addition to a spacious outbuilding to maximize storage space.

The property has been previously extended at the rear and side with the potential to further expansion in the future.



Property Information

THREE/ FOUR BEDROOM DETACHED HOUSE

FIVE BATHROOMS INCLUDING THREE ENSUITES

SHORT DISTANCE TO LANGLEY STATION WITH EASY ACCESS TO M4 AND M25 NETWORKS

TWO ADDITIONAL RECEPTION ROOMS

PRIVATE REAR GARDEN WITH OUTBUILDING

PRESENTED TO A HIGH STANDARD THROUGHOUT

WITHIN WALKING DISTANCE OF THREE GRAMMAR SCHOOLS

LARGE OPEN PLAN KITCHEN/DINER WITH INTEGRATED APPLIANCES

DRIVEWAY PARKING FOR FOUR CARS

PREVIOUSLY EXTENDED WITH POTENTIAL FOR FURTHER EXPANSION (STPP)

x3

Bedrooms

x2

Reception Rooms

x5

Bathrooms

x4

Parking Spaces

Y

Garden

N

Garage

Transport Links

NEAREST STATION:

- Langley- 1 mile
- Datchet- 1.4 miles
- Sunnymeads- 1.8 miles
- Slough- 1.9 miles
- Iver- 2.2 miles

Local Schools

PRIMARY SCHOOLS:

- Holy Family Catholic Primary School
450 yards
- Castlevew Primary School
0.5 miles
- The Langley Academy Primary
0.5 miles
- Marish Primary School
0.5 miles
- Foxborough Primary School
0.6 miles
- Ryvers School

0.6 miles

SECONDARY SCHOOLS:

- Langley Grammar School
350 yards
- The Langley Academy
0.6 miles
- Ditton Park Academy
0.8 miles
- Langley Hall Arts Academy
0.9 miles
- St Bernard's Catholic Grammar School
1.1 miles
- Upton Court Grammar School
1.2 miles
- Council Tax**
Band E

Floor Plan

Ground Floor
Floor area 92.8 m² (998 sq.ft.)

First Floor
Floor area 60.7 m² (653 sq.ft.)

Second Floor
Floor area 27.0 m² (291 sq.ft.)

TOTAL: 180.5 m² (1,943 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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](#)

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