

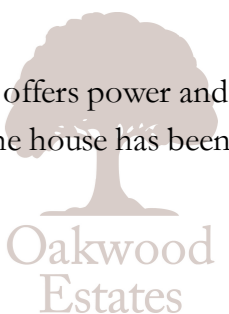


A very short walk from both Langley Grammar and Langley Academy schools, this three bedroom property benefits a rear extension and renovation to the ground floor. The property expands over 1300 square ft. and sits in a prime location, making a fantastic home for young families.

The ground floor features a newly fitted modern kitchen, where stylish grey cupboards are complemented by white granite worktops and some brand new integrated appliances have been installed. The kitchen overlooks a rear extension that provides a separate dining area with patio doors opening to the rear garden. There is also a newly fitted ground floor shower room and separate 13ft south-aspect living room to the front of the property.

Three bedrooms are located on the first floor, along with a family bathroom that has been recently renovated, featuring marble-effect large tiles. Loft access is also available from the landing area, which is currently mostly boarded, lending itself well to the idea of a loft conversion.

The rear garden is of very low maintenance, laid to patio and artificial lawn. The outbuilding offers power and is currently being utilised for storage, but potential uses include office or gym. The front of the house has been paved to create off-street parking for two cars.



# Property Information

# Floor Plan

-  EXTENDED THREE BEDROOM PROPERTY
-  DOWNSTAIRS FULLY-TILED SHOWER ROOM
-  LOW MAINTENANCE REAR GARDEN WITH OUTBUILDING
-  WALKING DISTANCE TO LANGLEY STATION
-  DRIVEWAY PARKING FOR TWO CARS
-  GROUND FLOOR RENOVATION INCLUDING BRAND NEW KITCHEN
-  SEPARATE DINING ROOM WITHIN REAR EXTENSION
-  CLOSE TO LANGLEY ACADEMY
-  NEWLY REFITTED FAMILY BATHROOM
-  SIDE ACCESS THROUGH TO GARDEN

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



**Trelawney Road**  
 Approximate Floor Area = 108.16 Square meters / 1164.22 Square feet  
 Storage Area = 13.34 Square meters / 143.59 Square feet  
 Total Area = 121.5 Square meters / 1307.81 Square feet

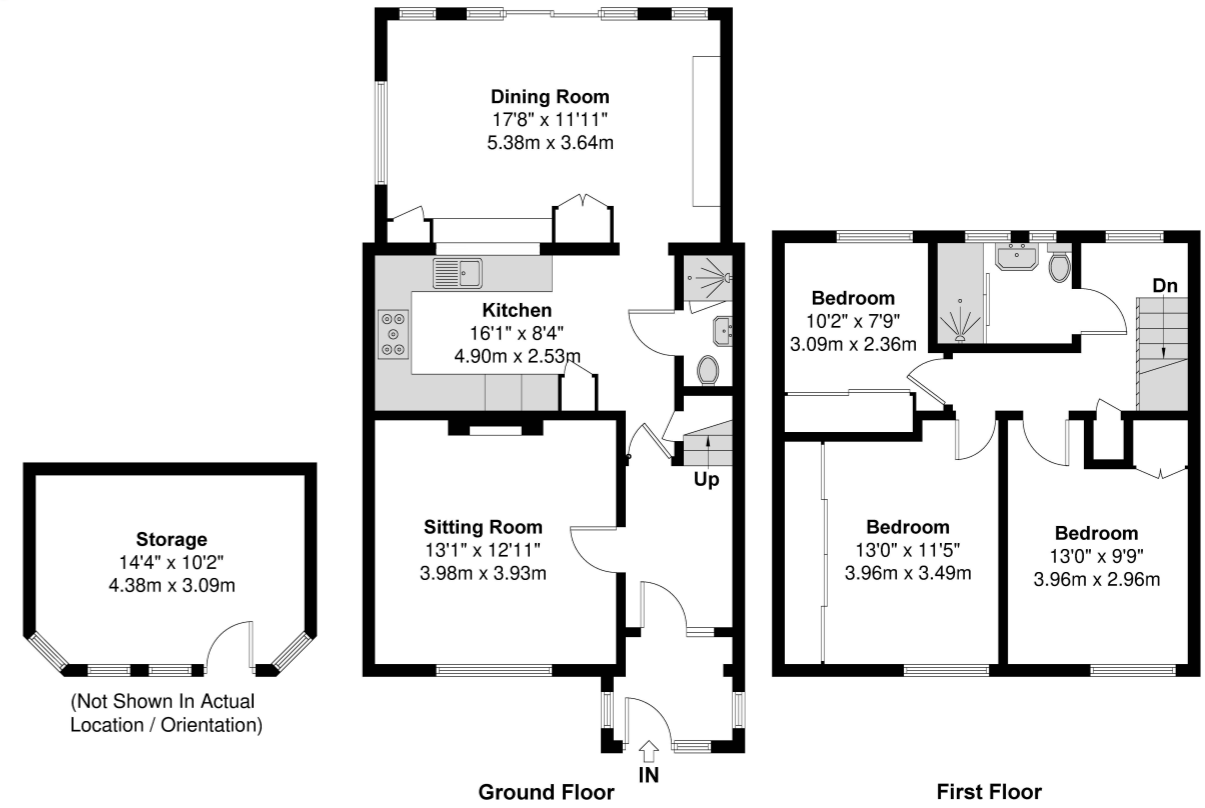
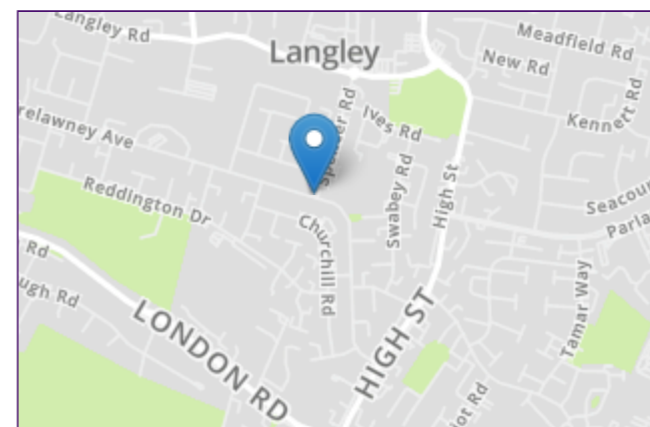


Illustration for identification purposes only, measurements are approximate, not to scale.

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 - 0.5 miles
- Datchet - 1.8 miles
- Iver - 1.9 miles

### Local Schools

- Marish Primary School  
320 yards
- The Langley Academy Primary  
490 yards
- Langley Hall Primary Academy  
560 yards
- Holy Family Catholic Primary School  
690 yards
- Ryvers School  
0.5 miles
- Foxborough Primary School  
0.6 miles

The Langley Heritage Primary  
0.7 miles

### SECONDARY SCHOOLS

- Langley Grammar School  
320 yards
- The Langley Academy  
510 yards
- Langley Hall Arts Academy  
0.5 miles
- Ditton Park Academy  
1 mile
- St Bernard's Catholic Grammar School  
1.1 miles
- Upton Court Grammar School  
1.3 miles

**Council Tax**  
Band D