

Situated a short commute from Heathrow airport on a private cul-de-sac in Langley, is this four bedroom semi-detached property has been extended, now creating a commodious home suitable for a large family.

The ground floor comprises a 23ft bay-fronted reception room, downstairs shower room, gas kitchen with separate utility room, ground floor bedroom and large storage cupboard under the stairs. The rear of the property hosts a 6m extension providing a large additional lounge overlooking the garden.

The first floor offers three bedrooms, each with fitted wardrobes and the family bathroom offers four piece suite including shower cubicle.

Externally the rear garden is approx. 75ft and fully laid to patio with access to an outbuilding, suitable for home office, comprising living area, bedroom and shower room. The front of the house offers a wide driveway providing off-street parking for up to six cars. Benefits include a newly fitted roof and renovated outbuilding.



# Property Information

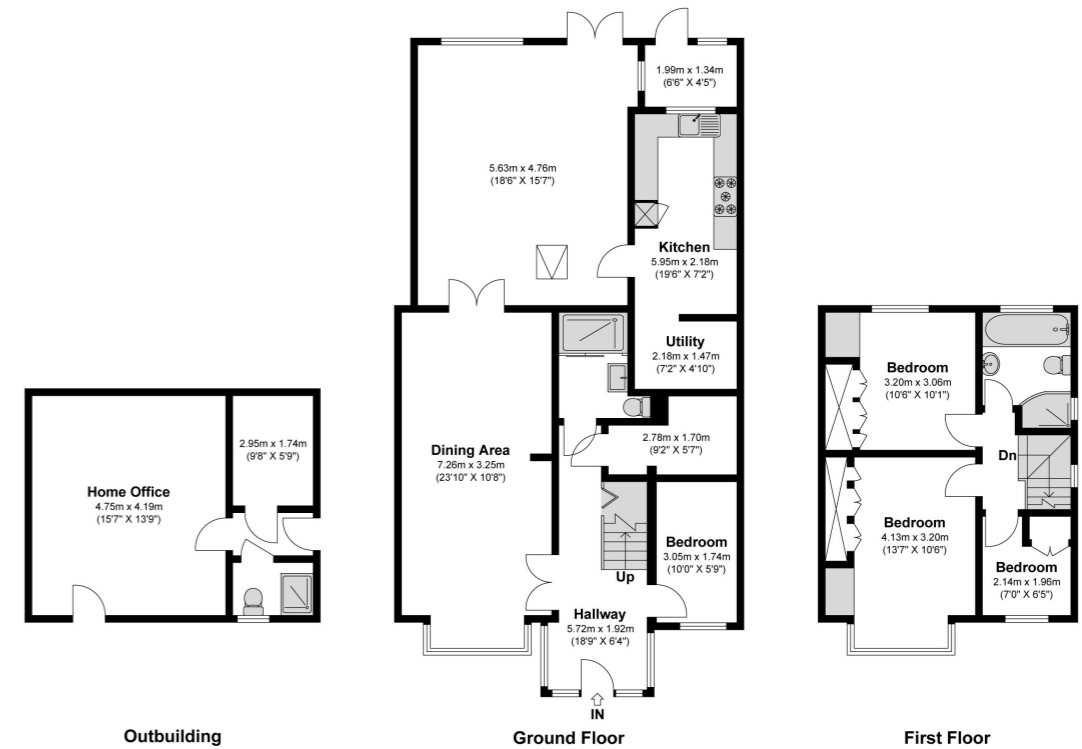
-  FOUR BEDROOM SEMI-DETACHED FAMILY HOME
-  6M REAR EXTENSION PROVIDING ADDITIONAL LOUNGE OVERLOOKING THE GARDEN
-  OUTBUILDING COMPRISING LIVING AREA, BEDROOM AND SHOWER ROOM
-  DRIVEWAY PARKING FOR UP TO SIX CARS
-  PRIVATE CUL-DE-SAC
-  23FT RECEPTION ROOM TO THE FRONT OF THE PROPERTY
-  KITCHEN WITH GAS COOKER AND SEPARATE UTILITY ROOM
-  FITTED WARDROBES IN ALL ROOMS
-  70FT REAR GARDEN
-  BRAND NEW ROOF AND RENOVATED OUTBUILDING

					
x4	x2	x3	x6	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

# Floor Plan



**Hill Rise**  
 Approximate Floor Area  
 1386.39 Square feet 128.80 Square metres (Excluding Outbuilding)  
 Outbuilding Area 310.86 Square feet 28.88 Square metres  
 Total Area 1697.25 Square feet 157.68 Square metres (Including Outbuilding)



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 (2.7 miles)
- Datchet (3.2 miles)
- Slough (3.7 miles)

1.1 miles away

### SECONDARY SCHOOLS

- Langley Grammar School  
0.9 miles away

The property is located very close to from Junction 5 of the M4 with easy access to the M25 and M40.

- The Langley Academy  
1.2 miles away

## Local Schools

### PRIMARY SCHOOLS

- Foxborough Primary School  
0.4 miles away
- Holy Family Catholic Primary School  
0.6 miles away
- Marish Primary School  
0.9 miles away
- Langley Hall Primary Academy

- Churchmead Church of England School  
1.8 miles away
- St Bernard's Catholic Grammar School  
1.9 miles away

**Council Tax**  
Band E

