



Sitting in the heart of Langley, a stone's throw from the popular Langley Academy primary and secondary schools, this terraced property has peaked all extension potential to provide an impressive six bedroom property, perfect for a large family or investment. The property is offered to the market in immaculate condition, with the benefit of no onward chain.

The ground floor features a spacious hallway complemented by tiled floor that leads to a ground floor bedroom and shower room. The main reception area is an open plan number suitable for living and dining. The kitchen boasts integrated appliances, modern units and a stylish breakfast bar.

Rising to the first floor are three bedrooms and a family bathroom, whilst a loft conversion provides a master bedroom stretching 17ft with skylight window and ample fitted storage cupboards.

Externally the very low maintenance garden is completely laid to patio and benefits an outbuilding that also serves as an additional bedroom, comprising space for living and and a shower room. Driveway parking is available for two cars.

The property stretches an impressive 1331 square ft and is perfectly situated close to lots of local amenities, schools and Langley station.





Property Information

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TERRACED 6 BEDROOM PROPERTY
- 

IMMACULATELY PRESENTED
- 

LOW MAINTENANCE REAR GARDEN
- 

THREE BATHROOMS
- 

PERFECT INVESTMENT WITH HMO POTENTIAL
- 

LARGELY EXTENDED AND MODERNISED INTERNALLY
- 

23FT OPEN PLAN KITCHEN AND LIVING AREA
- 

HABITABLE OUTBUILDING
- 

PERFECTLY LOCATED WITHIN WALKING DISTANCE OF MULTIPLE SCHOOLS
- 

NO ONWARD CHAIN



x6

Bedrooms



x1

Reception Rooms



x3

Bathrooms



x2

Parking Spaces



Y

Garden



N

Garage


Transport Links

NEAREST STATIONS:	The Langley Heritage Primary
Langley - 0.5 miles	0.7 miles
Datchet- 1.8 miles	
Slough - 1.9 miles	

Local Schools

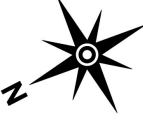
PRIMARY SCHOOLS	The Langley Academy
	360 yards
Marish Primary School	Langley Grammar School
330 yards	450 yards
The Langley Academy Primary	Langley Hall Arts Academy
380 yards	770 yards
Langley Hall Primary Academy	Ditton Park Academy
480 yards	1 mile
Holy Family Catholic Primary School	St Bernard's Catholic Grammar School
860 yards	1 mile
Ryvers School	Upton Court Grammar School
0.5 miles	1.2 miles
Foxborough Primary School	Council Tax
0.6 miles	Band C

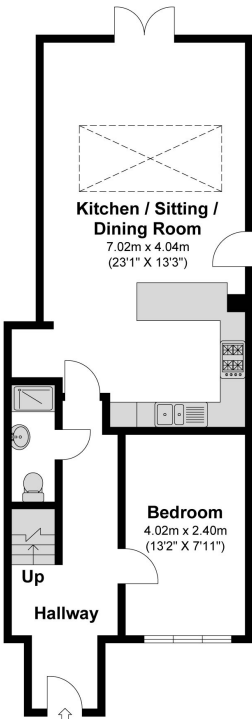
Floor Plan



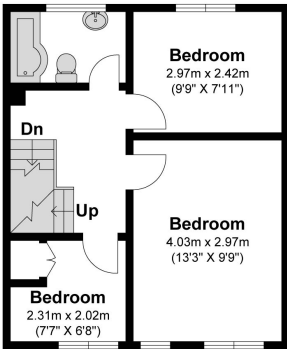
### Hampden Road

Approximate Floor Area  
1182.09 Square feet 109.82 Square metres (Excluding Outbuilding)  
Outbuilding Area 149.83 Square feet 13.92 Square metres  
Total Area 1331.92 Square feet 123.74 Square metres (Including Garage)

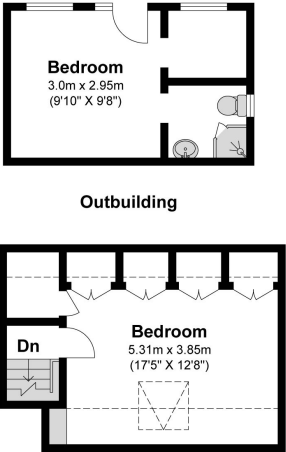




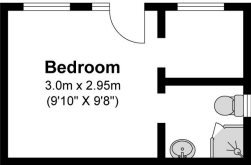
Ground Floor



First Floor




Second Floor



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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