



Occupying an impressive plot set back from the road with a fantastic frontage and spacious rear garden, this semi-detached property offers a delightful home suitable for a family, sitting in a prime location. The property lies a short distance from multiple nearby schools including Langley Grammar, as well as being within walking distance of Langley station, and offers an abundance of potential for future development (STPP).

A welcoming entrance hallway offers modern kitchen immediately to the right, and to the left an integral garage with conversion potential with the possibility of creating additional dining space or a home office. An excellent size 19ft living room lies at the back of the house, with stylish bi-folding doors opening to a large garden room, enjoying views and lots of natural light from the garden.

The spacious landing area lends itself well to further extension such as a loft conversion, and leads to three double bedrooms and separate WC and modern family bathroom. The master bedroom stretches an exceptional 20ft across the front of the property and features fitted wardrobes, whilst there is sufficient space for a large bed and other bedroom furniture. The loft space is fully boarded for ease of storage.

The rear garden enjoys a perfect south-facing aspect and is laid to an immaculately manicured lawn, with tall trees providing a high degree of privacy, convenient garden path, pleasant shrubbery border and a wooden shed. Parking is amply available at the front of the property on a moderate driveway that provides sufficient space for at least five cars, decorated by another attractive lawn.

The property is offered to the market in superb decorative order throughout and has been carefully designed to enjoy maximum space with a light and airy appeal.



# Property Information

-  EXCEPTIONAL THREE BEDROOM SEMI-DETACHED PROPERTY
-  PRIME LOCATION NEAR THREE LOCAL GRAMMAR SCHOOLS AND WALKING DISTANCE TO THE STATION
-  SPACIOUS 19FT LIVING ROOM WITH BI-FOLD DOORS
-  SPACIOUS LANDING AND FULLY-BOARDED LOFT
-  20FT MASTER BEDROOM WITH FITTED WARDROBES
-  IMPRESSIVE PLOT WITH LARGE OUTDOOR AREAS AND SET BACK FROM THE ROAD
-  PERFECT SOUTH-FACING GARDEN ENJOYING A HIGH DEGREE OF PRIVACY
-  MODERN KITCHEN
-  GARDEN ROOM
-  EXCELLENT POTENTIAL FOR FUTURE DEVELOPMENT

|  |   |   |   |   |   |
|--|---|---|---|---|---|
|  |  |  |  |  |  |
| x3   | x2  | x1  | x5  | Y   | Y   |
| Bedrooms   | Reception Rooms   | Bathrooms   | Parking Spaces  | Garden  | Garage  |

# Floor Plan



**Cherry Avenue**  
 Approximate Floor Area = 112.06 Square meters / 1206.20 Square feet  
 Garage Area = 12.50 Square meters / 134.54 Square feet  
 Total Area = 124.56 Square meters / 1340.74 Square feet

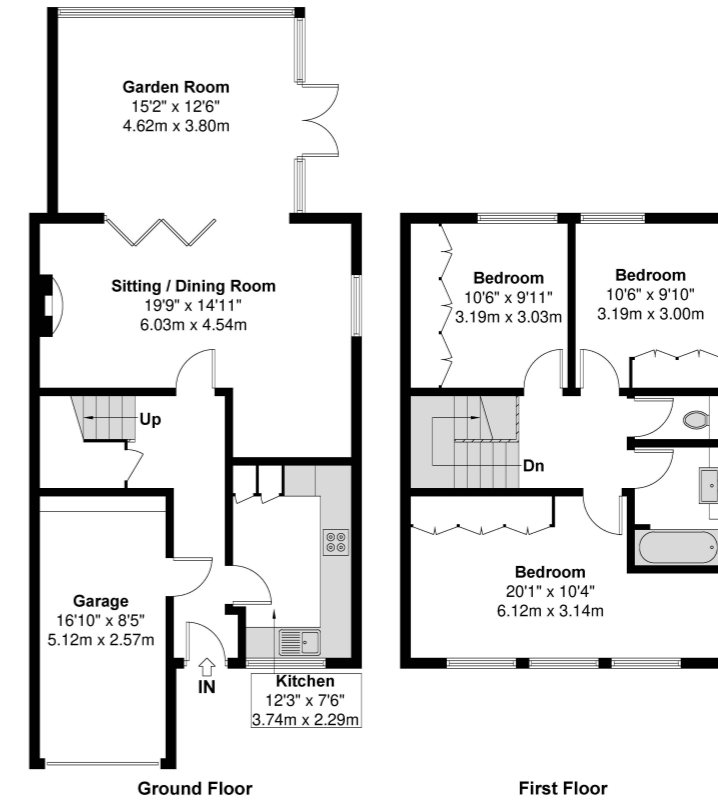


Illustration for identification purposes only, measurements are approximate, not to scale.

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 - 0.8 miles
- Slough - 1.3 miles
- Datchet - 1.9 miles

## Local Schools

### PRIMARY SCHOOLS:

- Ryvers School  
550 yards
- The Langley Academy Primary  
740 yards
- Castleview Primary School  
0.7 miles
- Langley Hall Primary Academy  
0.8 miles
- Marish Primary School  
0.8 miles

### SECONDARY SCHOOLS:

- The Langley Academy  
760 yards
- Langley Hall Arts Academy  
0.5 miles
- St Bernard's Catholic Grammar School  
0.6 miles
- Langley Grammar School  
0.7 miles
- Upton Court Grammar School  
0.8 miles
- Ditton Park Academy  
0.9 miles
- Council Tax**  
Band D

