



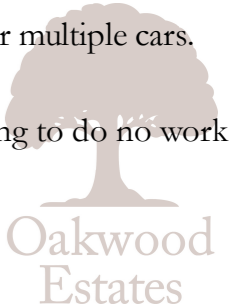
Situated within walking distance of Langley Grammar School, this beautifully renovated 4 bedroom detached family home stretches a total floor area of 1532 square feet, having been modernised by the current owners to offer flexible and spacious living accommodation.

On entrance you are greeted with a large entrance hall with an 18ft Sitting room to the left with a well designed featured media wall, w/c, family room and utility can be found to the right of the hallway, with the extended open plan fully fitted kitchen diner located to the rear of the property with centre island, sky light, underfloor heating and bi-folding doors allowing access to the south-east facing rear garden.

The first floor offers four very good sized bedrooms, all with built in wardrobes and the master with an ensuite shower-room, and a three piece family bathroom.

Externally, the rear garden offers a decked perimeter to the north, with landscaped turf laid for ease of maintenance, and converted 17ft detached garage with underfloor heating, and car port for multiple cars.

This property comes ready to move in and would be a great opportunity for any buyer looking to do no work at all.





# Property Information

# Floor Plan

-  4 BED DETACHED FAMILY HOME
-  DETACHED GARAGE AND CAR PORT DRIVEWAY
-  POPULAR RESIDENTIAL LOCATION
-  SOUTH EAST FACING GARDEN
-  EXTENDED KITCHEN/ DINING ROOM WITH ISLAND
-  TWO RECEPTION ROOMS
-  WALKING DISTANCE TO LANGLEY GRAMMAR SCHOOL
-  TOTAL FLOOR AREA = 1668.19 SQ FT INC. GARAGE

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



**Parsons Road**  
 Approximate Floor Area = 142.36 Square meters / 1532.35 Square feet  
 Garage Area = 12.62 Square meters / 135.84 Square feet  
 Total Area = 154.98 Square meters / 1668.19 Square feet

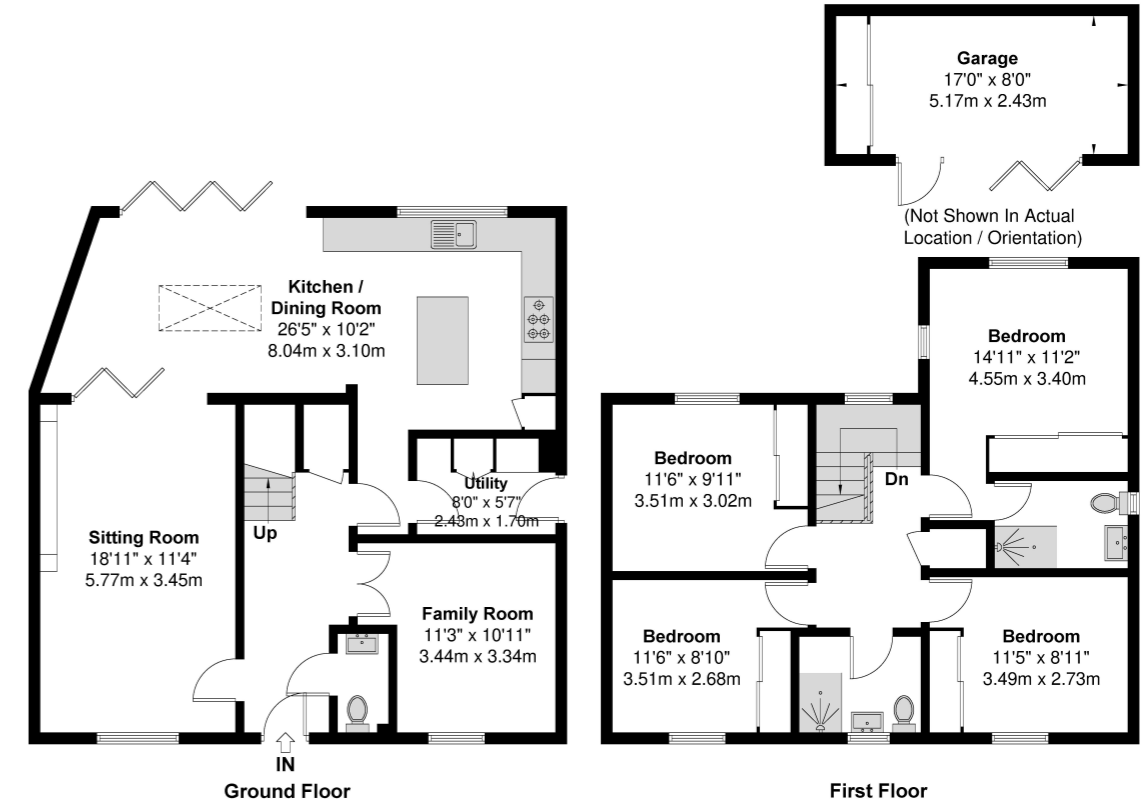


Illustration for identification purposes only, measurements are approximate, not to scale.

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 - 1 mile away
- Datchet - 1.4 miles away
- Slough - 1.7 miles away

The property is situated very close to London Road (A4) a short distance to J5 of M4 and easy access to Heathrow airport

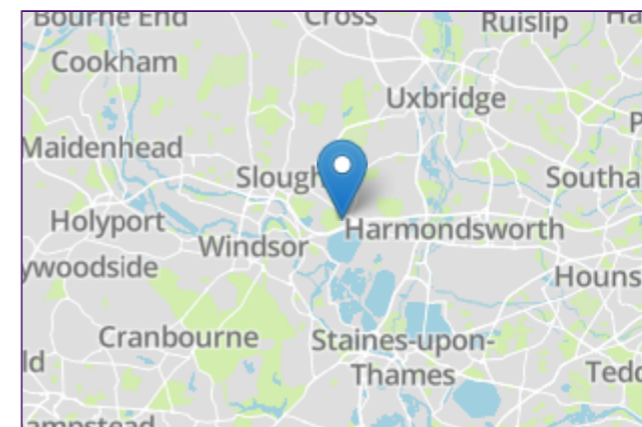
## Local Schools: PRIMARY SCHOOLS:

- Holy Family Catholic Primary School- 0.2 miles
- Foxborough Primary School- 0.5 miles
- Marish Primary School- 0.6 miles
- Castleview Primary School- 1.0 miles

## SECONDARY SCHOOLS

- Langley Grammar School- 0.4 miles
- The Langley Academy- 0.9 miles
- St Bernard's Catholic Grammar School- 1.6 miles

**Council Tax**  
Band F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	86
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	