



Boasting an abundance of potential for future extension, this three bedroom semi-detached house is offered to the market located on one of Langley's most sought-after residential streets and is within walking distance of multiple local schools, as well as Langley station.

Having undergone recent refurbishments, the property is presented in great condition throughout and comprises a front aspect living room, modern ground floor bathroom and, separate kitchen with a single extension providing a large study space to the back of the house, overlooking a delightful rear garden.

The first floor features three good size bedrooms, the master expanding 16ft across the front of the house and offering fitted wardrobes.

The rear garden is of fantastic size and enjoys a high degree of privacy. The garden is mostly laid to lawn with trees and shrubbery borders. There is a lawn to the front of the house, driveway parking for two cars, and garage to the side.

The property would make an excellent purchase for a family due to the idyllic location and scope to extend (STPP).



Property Information

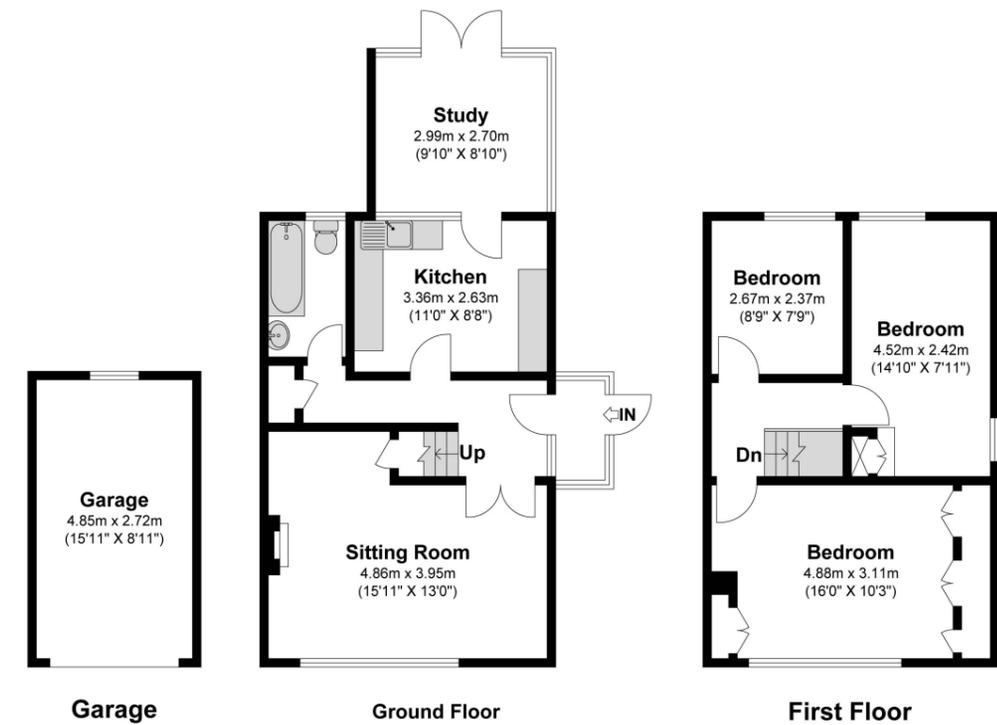
-  **THREE BEDROOM SEMI-DETACHED FAMILY HOME**
-  **HUGE POTENTIAL TO EXTEND (STPP)**
-  **WALKING DISTANCE TO LOCAL SCHOOLS AND LANGLEY STATION**
-  **SOUGHT AFTER LOCATION**
-  **RECENTLY RENOVATED**
-  **DOWNSTAIRS BATHROOM**
-  **LARGE REAR GARDEN**
-  **SINGLE GARAGE TO THE SIDE AND PARKING FOR TWO CARS**

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

Floor Plan



Seacourt Road
 Approximate Floor Area
 907.72 Square feet 84.33 Square metres (Excluding Garage)
 Garage Area 141.97 Square feet 13.19 Square metres
 Total Area 1049.69 Square feet 97.52 Square metres (Including Garage)



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.

NEAREST STATIONS

- Langley - 0.6 miles
- Iver - 1.4 miles
- Datchet - 2.3 miles

LOCAL SCHOOLS

PRIMARY SCHOOLS

The Langley Heritage Primary
0.2 miles away

Langley Hall Primary Academy
0.4 miles away

Marish Primary School
0.4 miles away

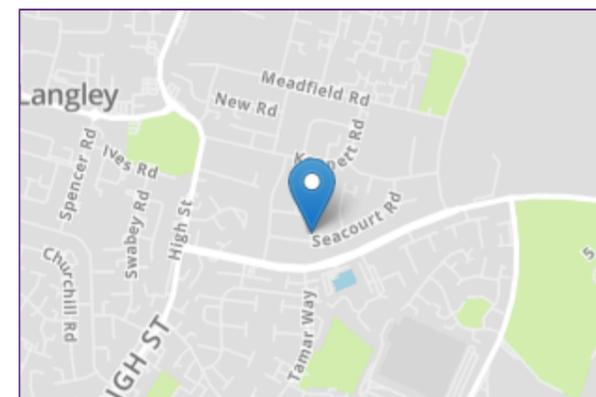
Foxborough Primary School
0.5 miles away

SECONDARY SCHOOLS

Langley Grammar School

- 0.8 miles away
- The Langley Academy
0.8 miles away
- Ditton Park Academy
1.6 miles away

Council Tax
Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D		
(39-54)	E		40
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			