

Offered to the market in fantastic condition throughout and expertly extended, this four bedroom end of terrace home is situated in a desirable location within walking distance to local amenities and nearby schools including Marish Primary School.

The property consists of a welcoming entrance hall, generously sized reception room/diner with double doors leading to the garden and a spacious kitchen fitted with ample storage, an electric cooker and further space utilised as a breakfast room. Additionally, the ground floor features a downstairs W/C and fourth bedroom.

The first floor houses three well proportioned rooms and a three piece family bathroom. The property has been thoughtfully developed and benefits from a partial rear extension and a side extension, with potential for further enhancements, such as a loft conversion in the future (STPP).

Externally, there is driveway parking for up to four cars and a low maintenance rear garden with added storage.

Property Information

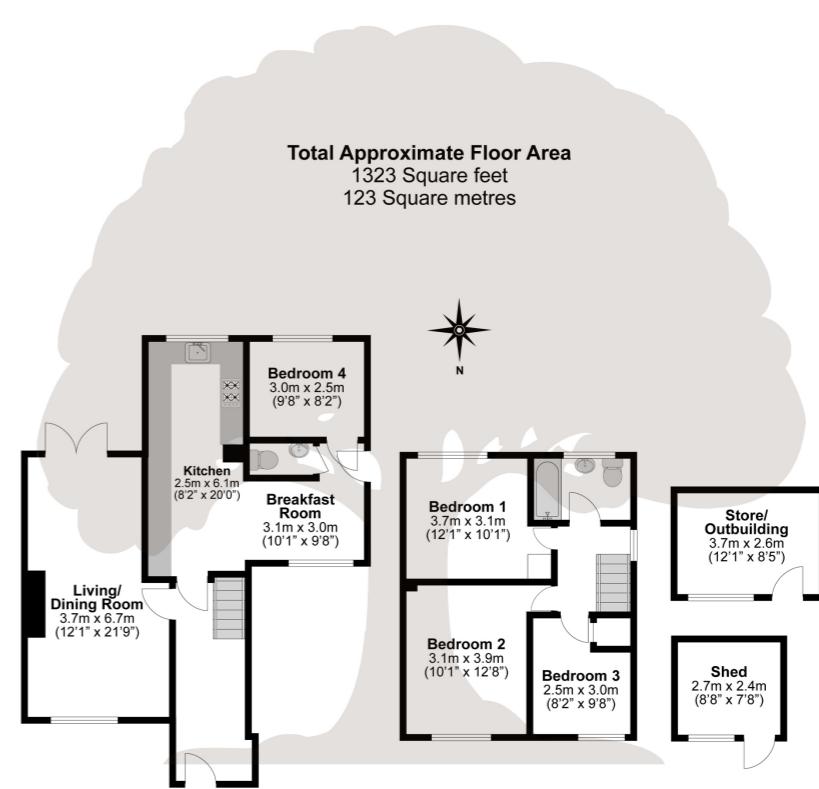
Floor Plan

- FOUR BEDROOM END OF TERRACE PROPERTY
- TWO BATHROOMS INCLUDING DOWNSTAIRS WC
- GREAT LOCATION WITHIN WALKING DISTANCE MANY NEARBY SCHOOLS
- EXTENDED AT SIDE AND REAR WITH POTENTIAL FOR FURTHER EXPANSION (STPP)

- COMPLETE CHAIN
- GREAT CONDITION THROUGHOUT
- SHORT DISTANCE TO Langley STATION
- OFF STREET PARKING FOR UP TO FOUR CARS

LOW MAINTENANCE REAR GARDEN

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



Oakwood Estates
Illustrations are for identification purposes only, measurements are approximate, not to scale.

Transport Link

NEAREST STATIONS:

Langley - 0.6 miles

Iver - 1.8 miles

Datchet - 1.9 miles

Local Schools

PRIMARY SCHOOLS:

Marish Primary School

320 yards

Holy Family Catholic Primary School

560 yards

Langley Hall Primary Academy

580 yards

Foxborough Primary School

610 yards

The Langley Academy Primary

0.5 miles

SECONDARY SCHOOLS:

Langley Grammar School
600 yards

The Langley Academy
half a mile

Langley Hall Arts Academy
0.7 miles

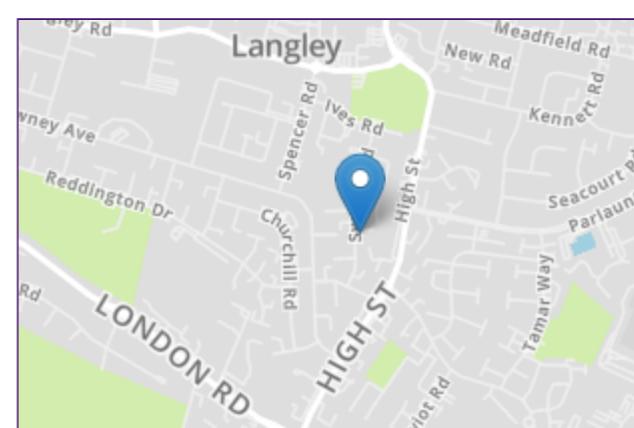
Ditton Park Academy
1.2 miles

St Bernard's Catholic Grammar School
1.3 miles

Upton Court Grammar School
1.5 miles

Council Tax
Band C

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	82
(69-80)	C	72
(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		