



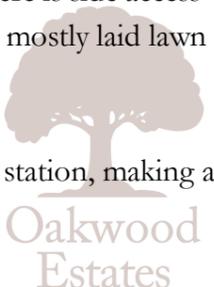
This rarely available ground floor maisonette provides exceptionally spacious accommodation with the added advantage of a large private rear garden and two allocated parking spaces at the front. The property is offered to the market in vacant possession with no onward chain, inviting the possibility of a very quick sale.

The maisonette features an entrance hallway that leads to the contemporary fitted kitchen that boasts granite worktops, large windows enjoying lots of natural light and ample space for dining furniture. The living room stretches 15ft across the back of the property with French doors overlooking the south-west garden.

There are two excellent size double bedrooms both 13ft in width. The front bedroom has fitted storage cupboards whilst the master bedroom boasts a fantastic 8ft walk-in wardrobe. The family bathroom features modern neutral tiles, towel radiator and shower over bath.

Externally, two allocated parking spaces are situated directly in front of the property, and there is side access into the rear garden. The garden is of substantial size, enjoys a high degree of privacy, and is mostly laid lawn with patio and decking areas ideal for dining and entertaining.

The property is situated within walking distance of many local schools and Langley Crossrail station, making a fantastic purchase for any first time buyer or investor.



## Property Information

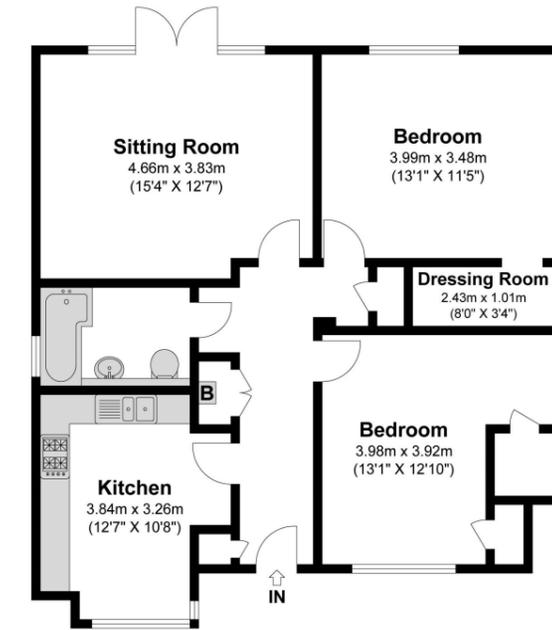
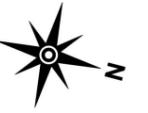
-  RARELY AVAILABLE GROUND FLOOR MAISONNETTE WITH PRIVATE REAR GARDEN
-  WALKING DISTANCE TO LANGLEY STATION AND MULTIPLE SCHOOLS
-  SPACIOUS KITCHEN WITH GRANITE WORKTOPS
-  TWO LARGE DOUBLE BEDROOMS
-  8FT WALK-IN WARDROBE
-  LOW MAINTENANCE CHARGES
-  ALLOCATED PARKING AT THE FRONT FOR TWO CARS
-  MODERN FAMILY BATHROOM

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

## Floor Plan



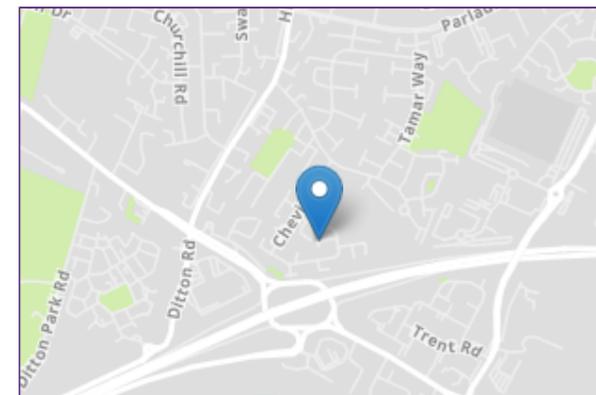
**Peterhead Mews**  
Approximate Floor Area  
Total Area 840.76 Square feet 78.11 Square metres



**Ground Floor**

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.



### Lease Information

Service Charge - approx. £75 per month  
Ground Rent - £10 per year

The Langley Academy Primary  
0.9 miles away

### Transport Links

#### NEAREST STATIONS

Langley - 1.1 miles  
Datchet - 1.7 miles  
Sunnymeads - 1.7 miles  
Slough - 3 miles

#### SECONDARY SCHOOLS

Langley Grammar School  
0.6 miles away

The Langley Academy  
0.9 miles away

### Local Schools

#### PRIMARY SCHOOLS

Foxborough Primary School  
0.2 miles away

Holy Family Catholic Primary School  
0.3 miles away

Marish Primary School  
0.6 miles away

Langley Hall Primary Academy  
0.8 miles away

Langley Hall Arts Academy  
0.9 miles away

Ditton Park Academy  
1.3 miles away

Upton Court Grammar School  
1.6 miles away

### Council Tax

Band C