

Ideally location within walking distance of multiple primary and secondary schools, this well maintained family home is offered to the market with a complete chain and would be perfect for a first time buyer or investor.

The ground floor features an entrance hallway leading onto the main reception area. The kitchen boasts integrated appliances, modern units and ample storage space with enough space for a dining table and ground floor w/c with sliding doors providing access to the spacious south-west facing rear garden.

Rising to the first floor are three bedrooms, all of which benefit from built-in-wardrobes and a family bathroom, whilst boasting further potential for a loft and rear extension (STPP).

Externally the low maintenance garden is partially laid to patio with grass further to the back. Driveway parking is available for two cars.

The property spans over 775 square ft and is perfectly situated close to lots of local amenities, schools and Langley station.

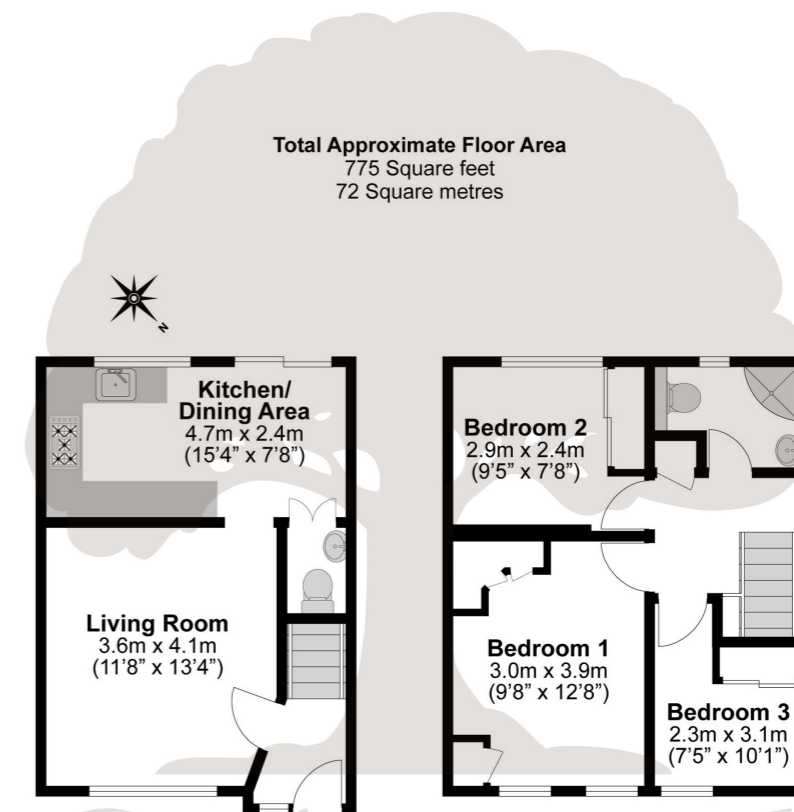


## Property Information

-  COMPLETE CHAIN
-  DRIVEWAY FOR TWO CARS
-  LIGHT AND AIRY
-  LOW MAINTENANCE SOUTH-WEST REAR GARDEN
-  POTENTIAL FOR EXTENSION (STPP)
-  THREE BEDROOM TERRACED FAMILY HOME
-  VERY WELL PRESENTED THROUGHOUT
-  PERFECT LOCATION FOR MULTIPLE SCHOOLS
-  PERFECT FOR A FIRST TIME BUYER OR INVESTMENT
-  0.5 MILES FROM LANGLEY STATION

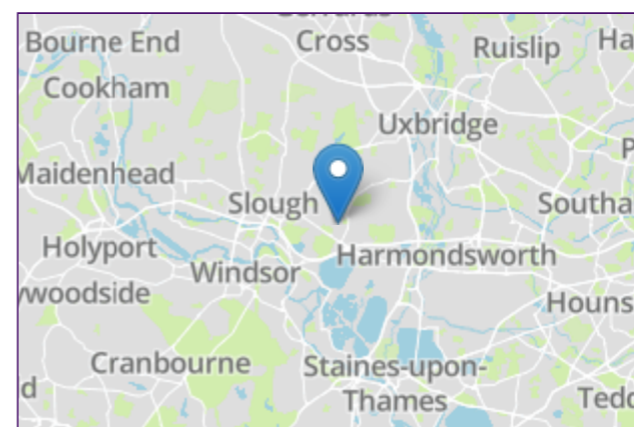
					
x3	x1	x2	x2	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Floor Plan



# Oakwood Estates

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
<small>Very energy efficient - lower running costs</small>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		89
(69-80)	<b>C</b>	73	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<small>Not energy efficient - higher running costs</small>			
<small>England, Scotland &amp; Wales</small>			
<small>EU Directive 2002/91/EC</small>			

### Transport Links:

#### NEAREST STATIONS:

- Langley - 0.5 miles
- Datchet - 1.8 miles
- Slough - 1.9 miles

### Local Schools:

#### PRIMARY SCHOOLS

- Marish Primary School - 0.2 miles
- The Langley Academy Primary - 0.2 miles
- Langley Hall Primary Academy - 0.3 miles
- Holy Family Catholic Primary School - 0.5 miles
- Ryvers School - 0.5 miles
- Foxborough Primary School - 0.6 miles
- The Langley Heritage Primary - 0.7 miles

#### SECONDARY SCHOOLS:

- The Langley Academy - 0.2 miles
- Langley Grammar School - 0.2 miles
- Langley Hall Arts Academy - 0.4 miles

- Ditton Park Academy - 1 mile
- St Bernard's Catholic Grammar School - 1 mile
- Upton Court Grammar School - 1.2 miles

### Council Tax

Band C