

This two bedroom property, a well-kept traditional mid-terraced house, is located a stone's throw from multiple nearby schools including the ever-popular secondary schools Langley Academy and Langley Grammar.

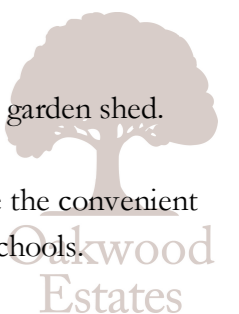
The property boasts a fantastic size, well-manicured, west-facing back garden enjoying a high degree of privacy, a paved driveway providing off street parking for two cars, and side access to the rear.

Internally the property stretches 747 square ft. with spacious downstairs living accommodation comprising living room and 15ft kitchen across the back of the house. The kitchen features a good range of fitted units, breakfast area providing sufficient space for dining furniture, and a large larder underneath the staircase.






The two bedrooms are located upstairs along with a family bathroom. The master stretches an impressive 14ft providing the potential to create a third bedroom, and offers integrated storage and large windows allowing ample natural light into the room. The second bedroom offers excellent space for large wardrobes to be fitted, and room for a double bed.

The rear garden is mostly laid to lawn, with a patio area suitable for outdoor furniture, and a garden shed.

The property would make an excellent starter home for first time buyers, yet investors may like the convenient location as the house lies less than a mile from Langley station and multiple popular schools.



## Property Information

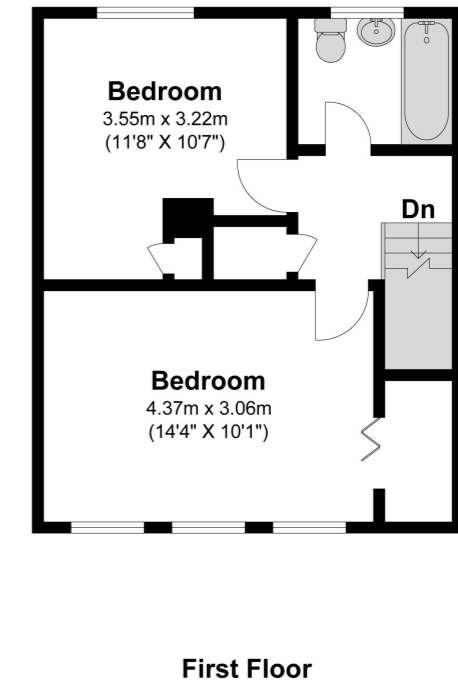
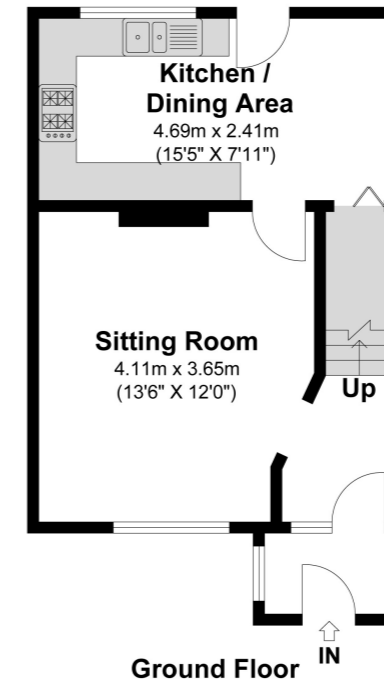
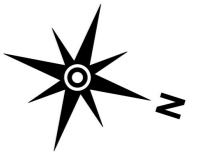
-  TRADITIONAL MID-TERRACED PROPERTY
-  EXTENSION AND LOFT CONVERSION POTENTIAL (STPP)
-  SPACIOUS WEST-FACING REAR GARDEN
-  0.6 MILES FROM LANGLEY STATION
-  IDEAL STARTER HOME
-  TWO DOUBLE BEDROOMS
-  CLOSE TO LANGLEY GRAMMAR SCHOOL
-  DRIVEWAY PARKING FOR 2 CARS
-  15FT KITCHEN
-  747 SQUARE FT

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

## Floor Plan



**Churchill Road**  
Approximate Floor Area  
747.44 Square feet 69.44 Square metres



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.

### Transport Links

#### NEAREST STATIONS

Langley - 0.6 miles

Datchet - 1.8 miles

Iver - 1.9 miles

### Local Schools

Marish Primary School

0.2 miles

Langley Grammar School

0.2 miles

The Langley Academy

0.2 miles

The Langley Academy Primary

0.2 miles

Langley Hall Primary Academy

0.3 miles

Holy Family Catholic Primary School

0.4 miles

Ryvers School

0.5 miles

Foxborough Primary School

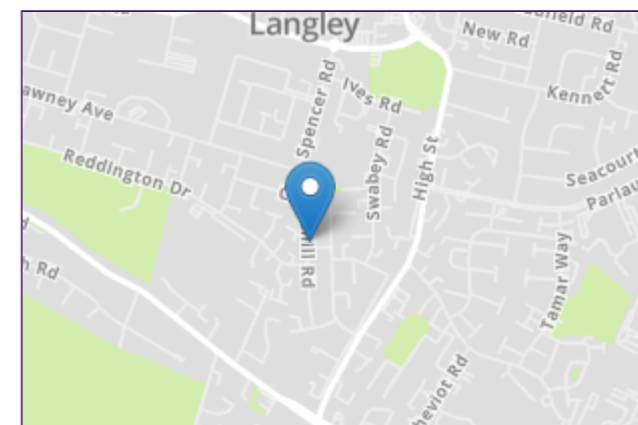
0.6 miles

Ditton Park Academy

1.0 miles

### Council Tax

Band C



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