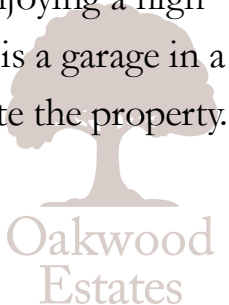


Ideally situated with a very short commute to Heathrow airport yet within catchment for multiple Langley schools is this extended, well-presented mid-terraced family home.

The property comprises an 18ft living room and a good size kitchen with gas cooker and ample storage. The property has also been extended to rear providing an open plan spacious dining area with patio doors opening to the back garden.

The first floor features a very modern fully-tiled bathroom and three good size bedrooms, the master benefitting from fitted storage.

Externally there is a pleasant front garden and low maintenance rear garden enjoying a high degree of privacy, and benefitting rear access and a wooden storage shed. There is a garage in a block, one allocated parking space and ample residents parking available opposite the property.





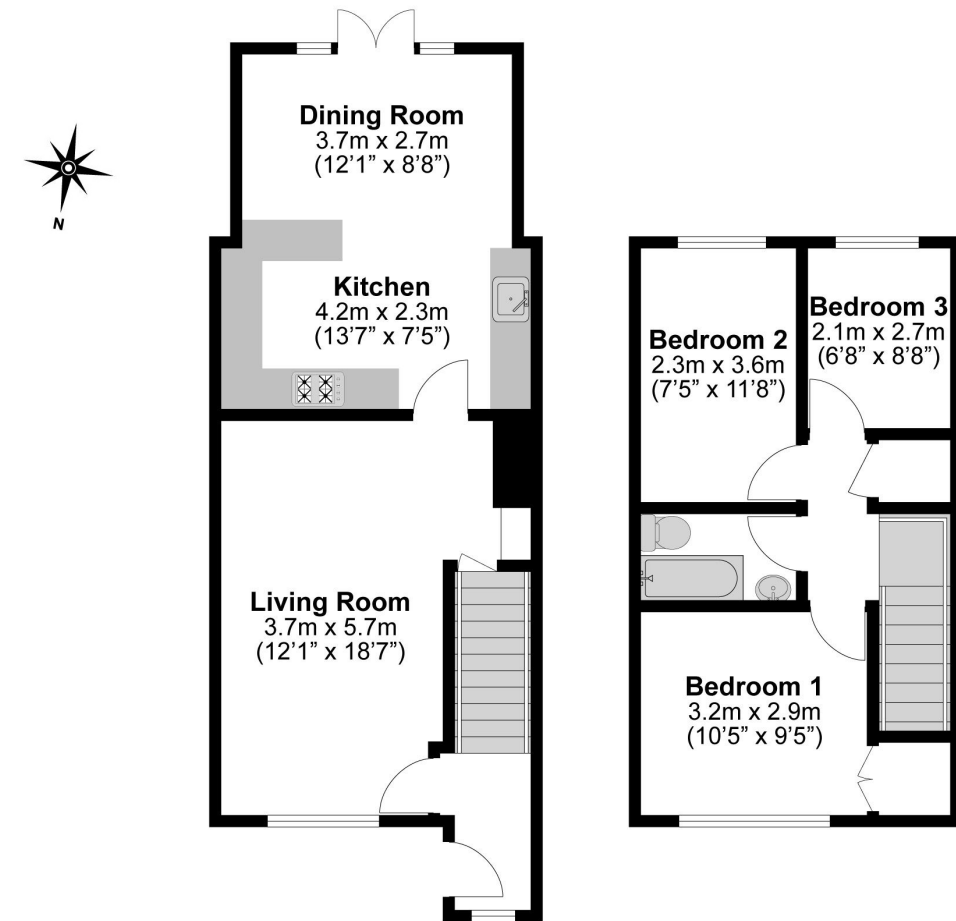
## Property Information

-  THREE BEDROOM MID-TERRACED HOUSE
-  LARGE KITCHEN WITH PLENTY OF UNITS
-  MODERN FULLY TILED BATHROOM
-  LOW MAINTENANCE REAR GARDEN WITH WOODEN STORAGE SHED
-  PLEASANT FRONT GARDEN AND AMPLE RESIDENTS PARKING
-  18FT LIVING ROOM
-  EXTENDED TO REAR PROVIDING SPACIOUS DINING ROOM WITH PATIO DOORS TO GARDEN
-  10FT MASTER BEDROOM WITH FITTED WARDROBES
-  GARAGE IN A BLOCK & ONE ALLOCATED PARKING SPACE
-  EASY ACCESS TO HEATHROW AIRPORT

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

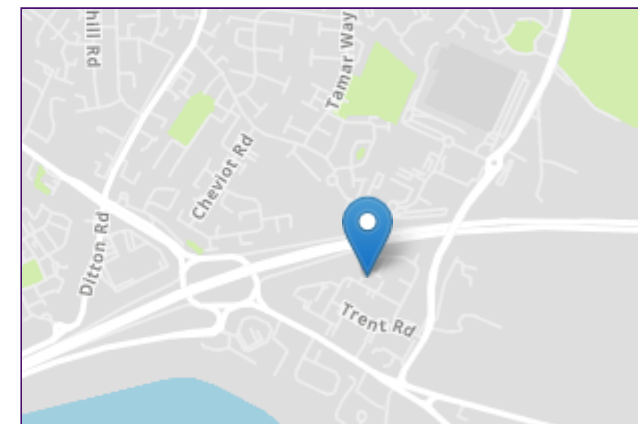
## Floor Plan

**Total Approximate Floor Area**  
89 Square metres  
958 Square feet



**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 (1.1 miles)  
Iver (1.7 miles)  
Sunnymeads (1.8 miles)

The property is located close to J5 of M4 with links to M25 and M40. Heathrow airport T5 is approx. a 10 minute drive.

### Local Schools

#### PRIMARY SCHOOLS

Foxborough Primary School  
0.2 miles away

Holy Family Catholic Primary School  
0.6 miles away

Marish Primary School  
0.8 miles away

Colnbrook Church of England Primary School  
0.8 miles away

The Langley Heritage Primary  
0.8 miles away

#### SECONDARY SCHOOLS

Langley Grammar School  
0.9 miles away

The Langley Academy  
1.1 miles away

Ditton Park Academy  
1.6 miles away

St Bernard's Catholic Grammar School  
1.9 miles away

Churchmead Church of England (VA) School  
1.9 miles away

**Council Tax**  
Band C