

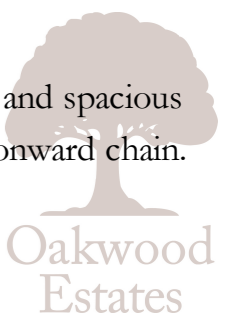
Located within walking distance of Marish Primary School and Langley station now servicing Crossrail, is this excellent size four double bedroom end of terrace house.

Stretching over approximately 1550 square feet the ground floor features a large entrance hallway, downstairs cloakroom, large kitchen/diner with separate pantry and 16ft living room to the back of the property.

The first floor comprises spacious family bathroom and four fantastic size bedrooms all benefitting from integrated storage.

A low maintenance rear garden provides space for patio furniture whilst the front of the property offers a single garage and off street parking for an additional car.

The property would make an ideal family home due to the excellent location and spacious accommodation on offer and invites a very quick sale with the added benefit of no onward chain.





## Property Information

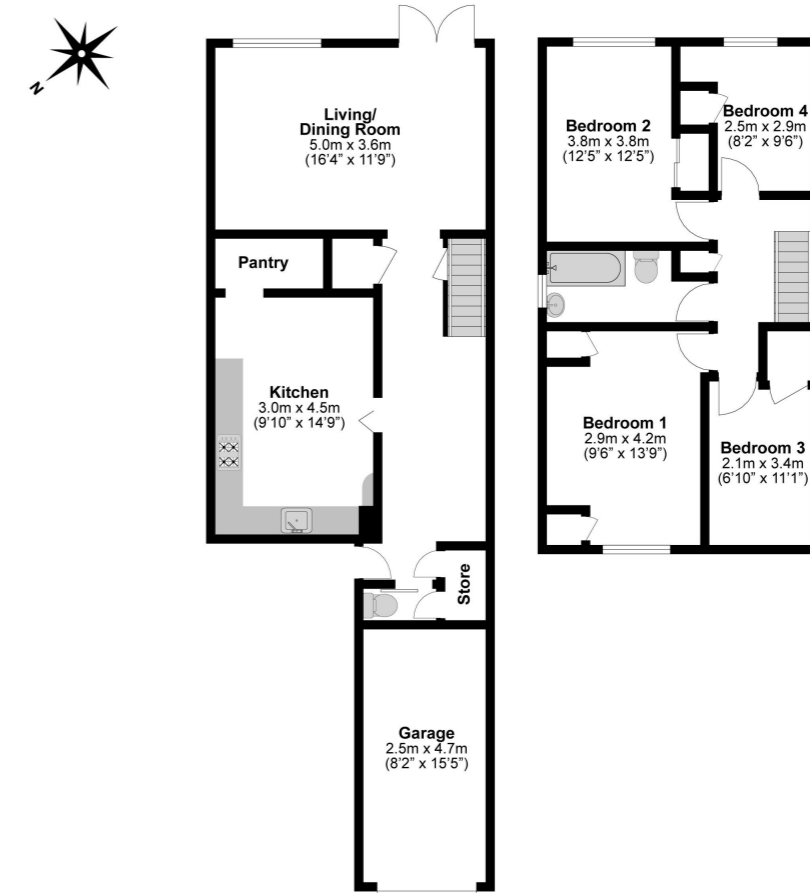
-  FANTASTIC SIZE END OF TERRACE HOUSE
-  4 DOUBLE BEDROOMS
-  14FT KITCHEN WITH SEPARATE PANTRY
-  EXCELLENT STORAGE THROUGHOUT
-  WALKING DISTANCE TO MARISH PRIMARY SCHOOL AND LANGLEY STATION
-  APPROX. 1550 SQUARE FT
-  16FT LIVING ROOM WITH PATIO DOORS
-  DOWNSTAIRS CLOAKROOM
-  LOW MAINTENANCE PATIO GARDEN
-  NO ONWARD CHAIN

					
x4	x1	x2	x1	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Floor Plan

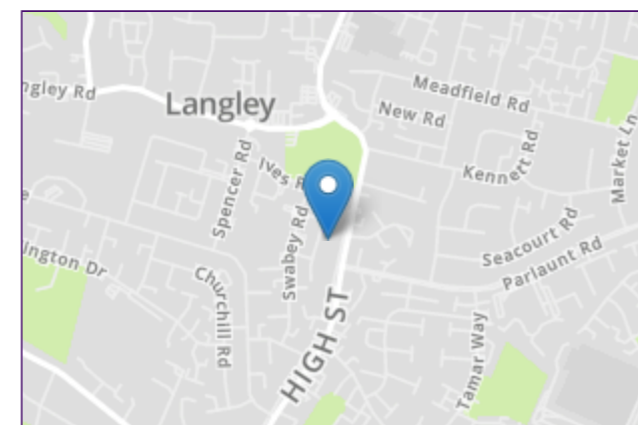


**Total Approximate Floor Area**  
1550 Square feet  
144 Square metres



**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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			85
(69-80) <b>C</b>		69	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### External

The front of the property provides off street parking for one car with the addition of a single garage. The rear garden is well-enclosed and is fully laid to patio.

0.4 miles away

### Transport Links

NEAREST STATIONS

Langley Station - 0.6 miles  
Iver Station - 1.8 miles  
Datchet Station - 1.9 miles

Ryvers School  
0.7 miles away

### Local Schools

PRIMARY SCHOOLS

Marish Primary School  
0.2 miles away  
  
Langley Hall Primary Academy  
0.3 miles away  
  
Holy Family Catholic Primary School  
0.3 miles away

SECONDARY SCHOOLS

Langley Grammar Schools  
0.3 miles away  
  
The Langley Academy  
0.5 miles away  
  
Ditton Park Academy  
1.2 miles away

Upton Court Grammar School  
1.5 miles away

**Council Tax**  
Band D

Foxborough Primary School