



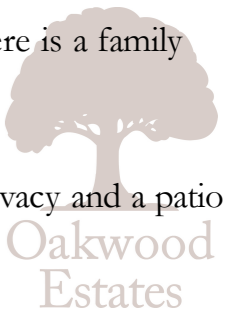
Offered to the market with no onward chain, this four bedroom detached house has been fully re-modernised and refurbished, suitable for those looking for an immediate move.

The property is located towards the end of a quiet cul-de-sac within a highly sought-after development in Langley, close to multiple schools but also a short distance from Heathrow airport.


The property comprises downstairs cloakroom and a fantastic size 26ft through lounge, with ample space for dining furniture, patio doors opening to the rear garden, and bay window overlooking the front. The kitchen offers a good range of modern high-gloss cupboards, granite worktops, integrated appliances and tiled floor. The kitchen also features a convenient utility room whilst offering direct access onto the 14ft conservatory. An integrated garage offers conversion potential.

Four bedrooms on the first floor all benefit from fitted sliding door wardrobes. There is a family bathroom and en-suite shower to master bedroom.

Externally the rear garden is mostly laid to lawn with side access, trees that provide privacy and a patio suitable for garden furniture.

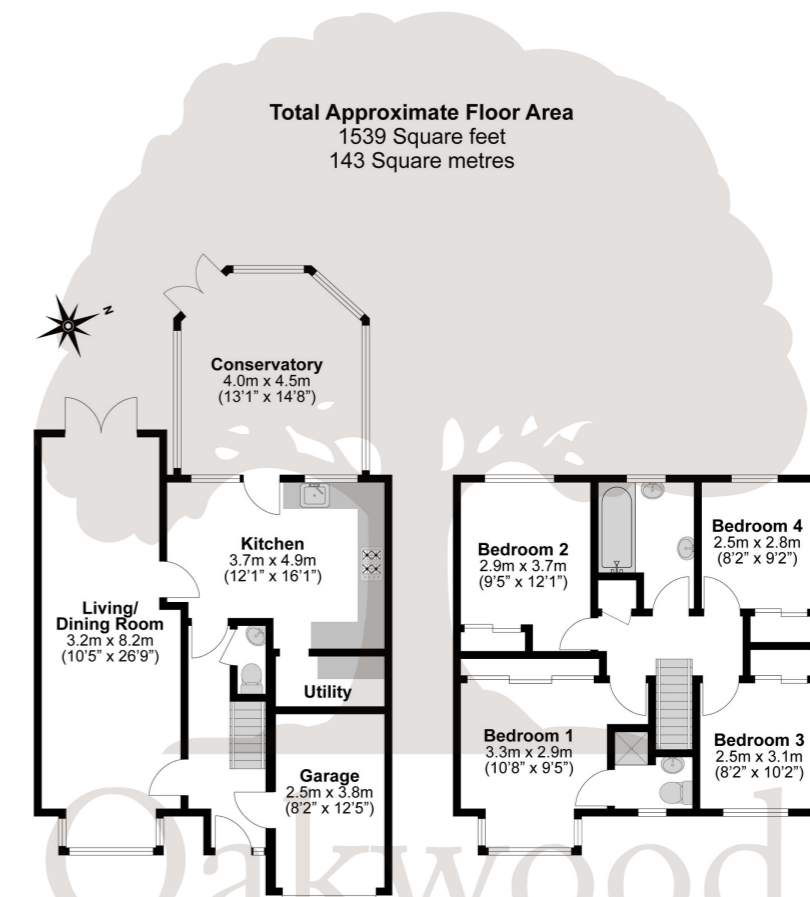


## Property Information

-  FOUR BEDROOM DETACHED HOUSE
-  TOWARDS THE END OF A CUL-DE-SAC
-  ALL BEDROOMS WITH FITTED WARDROBES
-  26FT LIVING ROOM/DINER
-  NO ONWARD CHAIN
-  MODERN KITCHEN WITH GRANITE SURFACES AND APPLIANCES
-  POPULAR DEVELOPMENT
-  SHORT COMMUTE TO HEATHROW AIRPORT
-  LARGE CONSERVATORY
-  INTEGRAL GARAGE

					
x4	x1	x3	x3	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

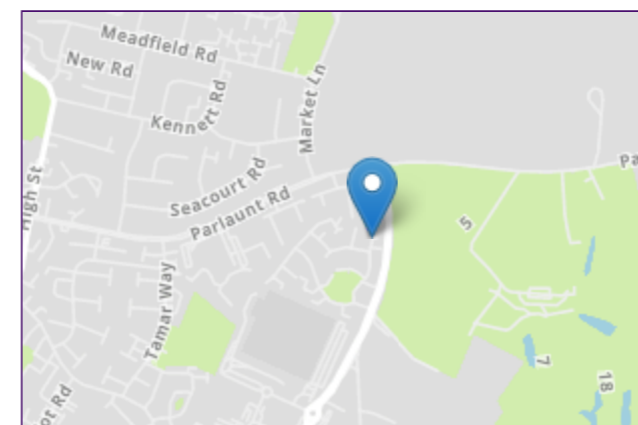
## Floor Plan



**Illustrations are for identification purposes only, measurements are approximate, not to scale.**

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
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(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			
		71	82
England, Scotland & Wales		EU Directive 2002/91/EC	

### Transport Links

NEAREST STATIONS:

- Langley (0.9 miles)
- Iver (1.2 miles)
- Sunnymeads (2.4 miles)

The property is ideally situated close to J5 of the M4 offering links to M25 & M40.

### Local Schools

PRIMARY SCHOOLS:

Parlaunt Park Primary Academy  
0.3 miles away

Foxborough Primary School  
0.5 miles away

Langley Hall Primary Academy  
0.7 miles away

Marish Primary School  
0.7 miles away

Holy Family Catholic Primary School  
0.8 miles away

SECONDARY SCHOOLS:

Langley Grammar School  
1 mile away

The Langley Academy  
1.1 miles away

Ditton Park Academy  
1.8 miles away

St Bernard's Catholic Grammar School  
1.9 miles away

Upton Court Grammar School  
2.1 miles away

**Council Tax**  
Band E