



Sitting on a large plot on Meadfield Road, this four bedroom detached property also benefits a duplex annexe at the back of the garden, with its own kitchen, living areas, bathroom, conservatory and upstairs bedroom, perfect for adaptable family accommodation, or an excellent HMO potential.

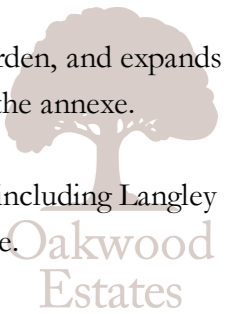
The main property comprises an east-facing side entrance leading directly into the kitchen. The hallway then leads to a family bathroom, spacious 16ft reception area with ample space for living and dining furniture, opening to a large double-storey conservatory.

The first floor offers four well-sized bedrooms with a range of built-in wardrobes and an additional WC. The master bedroom stretches 14ft across the back of the house and features sliding doors opening to a conservatory.

The rear garden is accessible from the front via side access, or through the conservatory onto the patio area. The rest of the garden is mostly laid to lawn and enjoys a high degree of privacy.

Additionally, a fully functional one bedroom duplex dwelling has been built at the back of the garden, and expands an impressive 737 square ft. The garden is L-shaped allowing a separate outdoor area for the annexe.

The property is located within walking distance of Langley station and multiple nearby schools, including Langley Grammar School. There is no onward chain inviting the possibility of a quick sale.

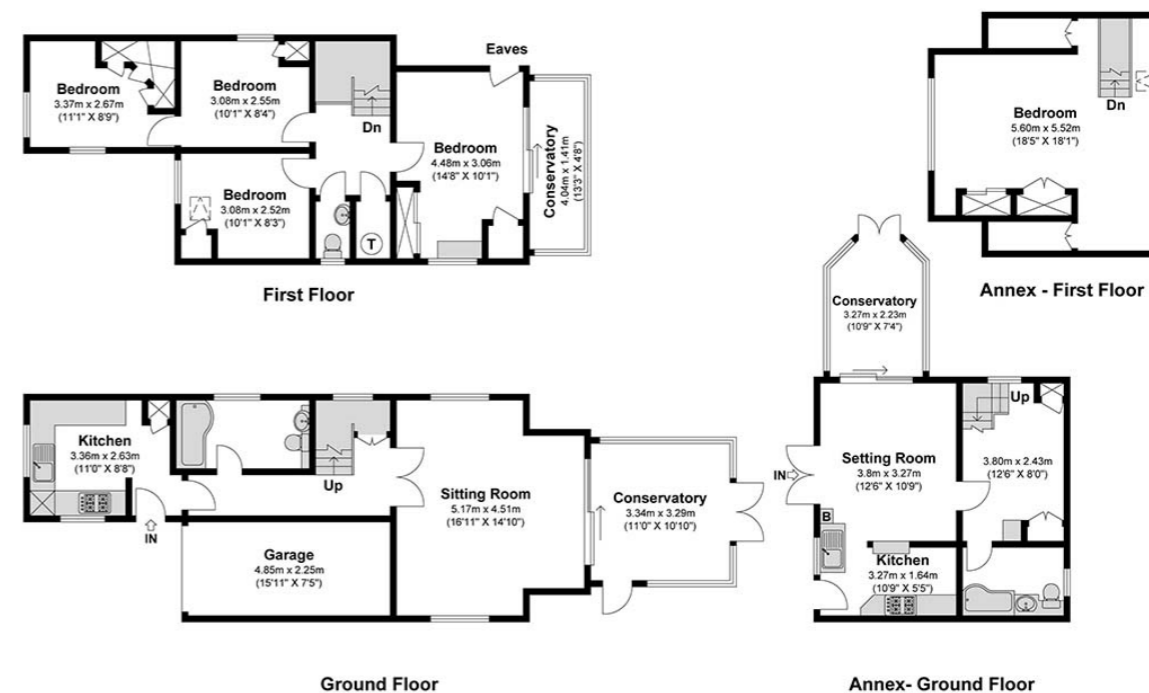


-  EXTENDED FOUR BEDROOM DETACHED PROPERTY
-  NO ONWARD CHAIN
-  CLOSE TO LANGLEY STATION
-  16FT LIVING/DINING ROOM
-  INTEGRAL GARAGE AND PARKING FOR 2 CARS
-  ADDITIONAL ONE BEDROOM DUPLEX ANNEXE WITH KITCHEN, BATHROOM, LIVING AND UPSTAIRS BEDROOM
-  WALKING DISTANCE TO LANGLEY GRAMMAR AND LANGLEY ACADEMY
-  2066 SQUARE FT TOTAL
-  DOUBLE STOREY CONSERVATORY, ALSO ACCESSIBLE FROM MASTER BEDROOM
-  DRIVEWAY FOR TWO CARS

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



Meadfield Road
 Approximate Floor Area
 1212.33 Square feet 112.63 Square metres (Excluding Garage & Annex)
 Annex Area 737.23 Square feet 68.49 Square metres
 Garage Area 117.43 Square feet 10.91 Square metres
 Total Area 2066.99 Square feet 192.03 Square metres (Including Garage & Annex)



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 (0.3 miles)
- Iver (1.5 miles)
- Slough (2.2 miles)

Local Schools

PRIMARY SCHOOLS

Langley Hall Primary Academy
 0.1 miles away

The Langley Heritage Primary
 0.1 miles away
 Marish Primary School
 0.3 miles away

The Langley Academy Primary
 0.6 miles away

SECONDARY SCHOOLS

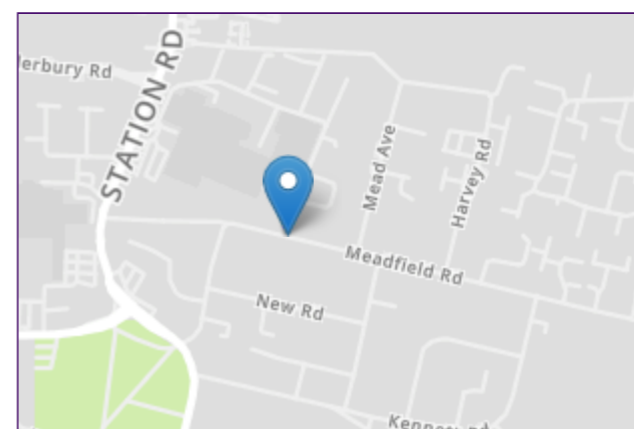
The Langley Academy
 0.6 miles away

Langley Grammar School
 0.6 miles away

St Bernard's Catholic Grammar School
 1.4 miles away

Upton Court Grammar School
 1.5 miles away

Council Tax
 Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	