



Positioned on an exceptional plot, set back in a lay by on London Road in Langley, this six bedroom detached house boasts commodious living space suitable for a large family, with an abundance of possibility for future development potential.

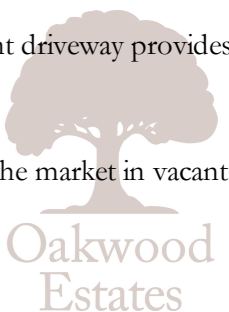
The house stretches to almost 220 square metres whilst also sitting on an outstanding south-facing rear garden that enjoys a high degree of privacy and all day sunlight.

The ground floor comprises 28ft bay-fronted living room, kitchen with gas cooker and side access, separate utility area, downstairs shower room and an additional ground floor bedroom that could also be utilised as study/ home office. The main family room overlooks the garden's patio area via sliding glass doors and expands an impressive 25ft, with ample space for both living and dining furniture.

Five generous bedrooms can be found on the first floor, all benefitting from fitted or integrated wardrobes. There is a family bathroom to the left whilst the 16ft master bedroom stretching the length of the house has access to an en-suite shower room.

The rear garden is of substantial size providing excellent scope for both side and rear extensions. The front driveway provides parking for three cars.

The property has been newly redecorated internally with new flooring laid throughout, and is offered to the market in vacant possession with no onward chain, perfect for those looking for an immediate move.



# Property Information

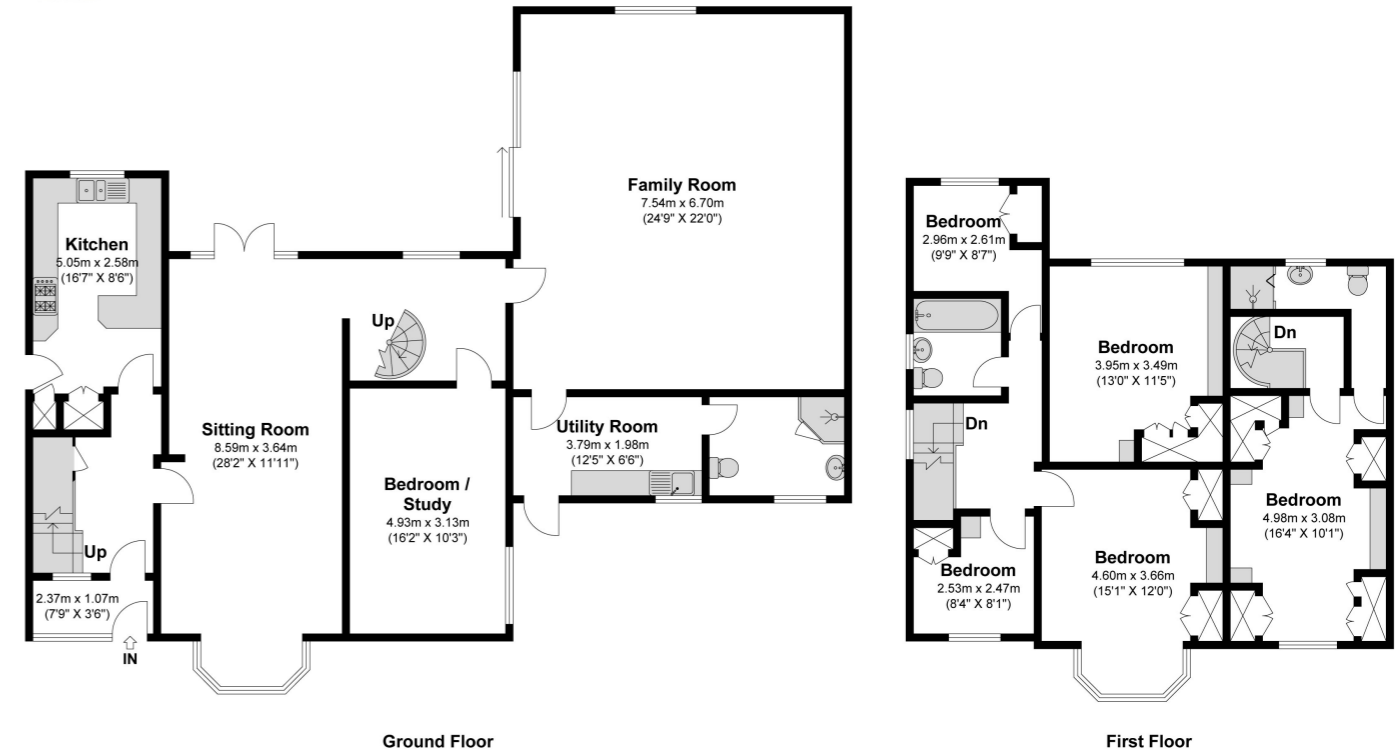
# Floor Plan

-  EXCEPTIONAL PLOT ON LONDON ROAD
-  2359 SQUARE FT INTERNALLY
-  KITCHEN AND SEPARATE UTILITY ROOM
-  6 GENEROUS BEDROOMS INCLUDING ONE ON THE GROUND
-  EXCELLENT FUTURE DEVELOPMENT OPPORTUNITY
-  SHORT WALK TO BOTH ST BERNARD'S AND UPTON COURT GRAMMAR SCHOOLS
-  TWO LARGE RECEPTION ROOMS INCLUDING 25FT LOUNGE
-  THREE BATHROOMS INCLUDING DOWNSTAIRS SHOWER AND EN-SUITES
-  INCREDIBLE SOUTH-FACING REAR GARDEN
-  NO CHAIN

					
<b>x6</b>	<b>x2</b>	<b>x3</b>	<b>x3</b>	<b>Y</b>	<b>N</b>
<b>Bedrooms</b>	<b>Reception Rooms</b>	<b>Bathrooms</b>	<b>Parking Spaces</b>	<b>Garden</b>	<b>Garage</b>



**London Road**  
Approximate Floor Area  
2359.23 Square feet 219.18 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:

Slough - 1.2 miles

Langley - 1.2 miles

Datchet - 1.4 miles

## Local Schools

PRIMARY SCHOOLS:

Ryvers School

0.3 miles away

Castleview Primary School

0.4 miles away

The Langley Academy Primary

0.6 miles away

Marish Primary School

1 mile away

Holy Family Catholic Primary School

1 mile away

SECONDARY SCHOOLS:

St Bernard's Catholic Grammar School

0.3 miles away

Ditton Park Academy

0.3 miles away

Upton Court Grammar School

0.5 miles away

The Langley Academy

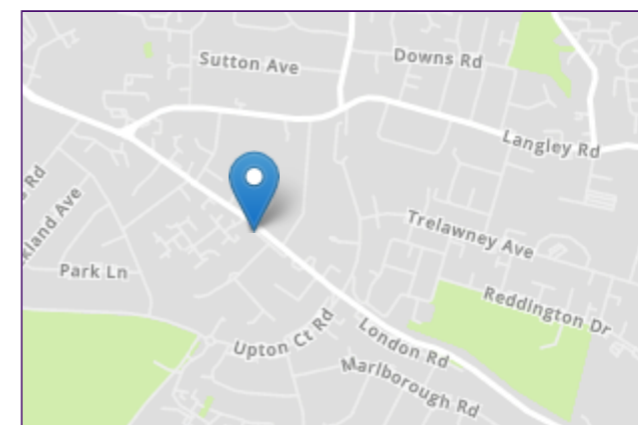
0.7 miles

Langley Grammar School

0.7 miles away

**Council Tax**

Band G



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>		<b>73</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>50</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			