



This purpose-built four bedroom end-terraced house is situated close to multiple local amenities and schools in Langley, and is offered to the market with the added benefit of no onward chain, inviting the possibility of a quick sale.

The ground floor comprises an entrance hallway leading to downstairs cloakroom, gas powered kitchen and a desirable 18ft living room at the back of the house, overlooking the rear garden.

The first floor offers four well-proportioned bedrooms and an additional family bathroom.

Externally the property boasts front and rear gardens, both mostly laid to lawn. The rear garden faces south-west and enjoys all day sunlight. There is ample on-street parking available as well as delightful communal green areas appealing to young families.

The property is situated within walking distance of Langley station and is a short commute to Heathrow airport.



# Property Information

-  PURPOSE-BUILT FOUR BEDROOM END-TERRACED HOUSE
-  DOWNSTAIRS CLOAKROOM
-  13FT MASTER BEDROOM
-  STORAGE UNIT TO THE FRONT
-  SOUTH-WEST FACING GARDEN
-  18FT LIVING ROOM
-  KITCHEN WITH GAS COOKER
-  WALKING DISTANCE TO LANGLEY STATION AND MULTIPLE SCHOOLS
-  IDEAL FOR FIRST TIME BUYERS AND INVESTORS
-  NO ONWARD CHAIN

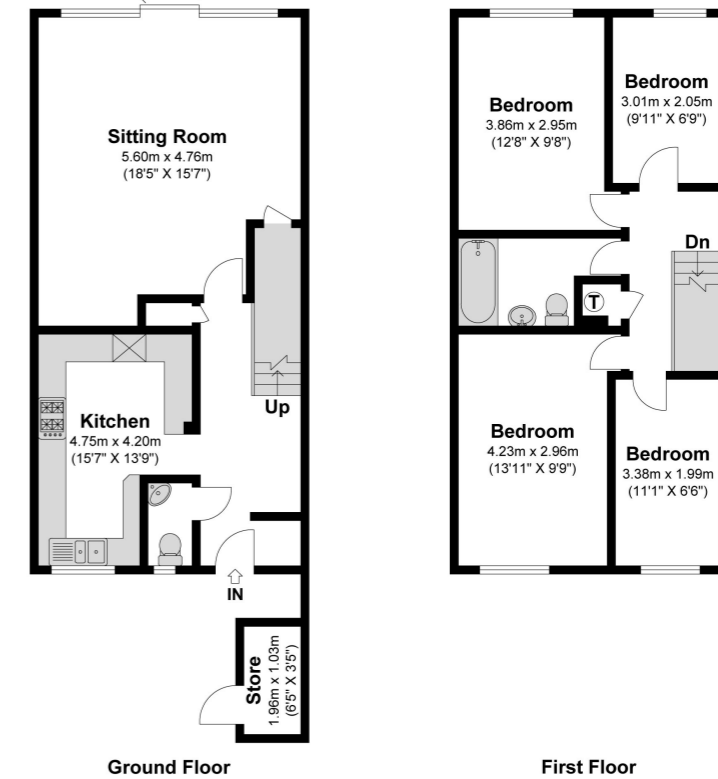
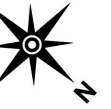
					
x4	x1	x2	0	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

# Floor Plan



## Mendip Close

Approximate Floor Area  
 1019.55 Square feet 94.72 Square metres (Excluding Store)  
 Store Area 21.75 Square feet 2.02 Square metres  
 Total Area 1041.30 Square feet 96.74 Square metres (Including Store)



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 (0.9 mi)
- Datchet (1.7 mi)
- Sunnymeads (1.8 mi)

The property is well located for access to the M4/M25 and Heathrow airport

### Local Schools

PRIMARY SCHOOLS

- Foxborough Primary School  
0.2 miles away
- Holy Family Catholic Primary School  
0.3 miles away
- Marish Primary School  
0.6 miles away
- Langley Hall Primary Academy  
0.7 miles away

The Langley Academy Primary  
0.8 miles away

SECONDARY SCHOOLS

- Langley Grammar School  
0.6 miles away
- The Langley Academy  
0.8 miles away
- Ditton Park Academy  
1.3 miles away
- St Bernard's Catholic Grammar School  
1.6 miles away
- Churchmead Church of England (VA) School  
1.6 miles away
- Council Tax**  
Band C

