



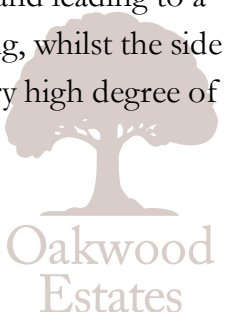
A fantastic opportunity to purchase this traditional three bedroom semi-detached property, sitting in a popular cul-de-sac a short walk from Langley station and multiple popular nearby schools.

The property boasts a 2.5m rear extension making space for a large kitchen across the back of the house, overlooking the garden, which in turn opens up the reception area downstairs to create an impressive 22ft living/dining room. The ground floor also comprises a newly renovated downstairs bathrooms featuring stylish grey tiles floor to ceiling, and a spacious hallway.

Rising to the first floor are three well-proportioned bedrooms all benefiting fitted cupboards. The master bedroom stretches 16ft and offers sufficient space to one side with the option to create an en-suite bath or shower room.

Externally, the property offers driveway to the side offering off-street parking for two cars and leading to a single garage. An attractive front lawn also provides potential to be paved for further parking, whilst the side of the house offers sufficient space for a side extension. The mature rear garden enjoys a very high degree of privacy and is divided into separate patio and grassed areas.

There is no onward chain, inviting the possibility of a very quick sale.





Property Information

-  THREE BEDROOM SEMI-DETACHED HOUSE
-  EXCELLENT SCOPE FOR FUTURE EXTENSIONS (STPP)
-  WALKING DISTANCE TO LANGLEY STATION
-  SHORT WALK FROM MULTIPLE LOCAL SCHOOLS
-  GARAGE TO THE SIDE WITH DRIVEWAY PARKING FOR 2 CARS
-  1057 SQUARE FT
-  KITCHEN EXTENSION
-  ATTRACTIVE FRONT AND REAR GARDENS
-  POPULAR CUL-DE-SAC
-  NO ONWARD CHAIN

  
**x3**  
Bedrooms

  
**x1**  
Reception Rooms

  
**x1**  
Bathrooms

  
**x2**  
Parking Spaces

  
**Y**  
Garden

  
**Y**  
Garage

Transport Links

NEAREST STATIONS:

- Langley - 0.5 miles
- Iver - 1.4 miles
- Datchet - 2.2 miles

Local Schools

PRIMARY SCHOOLS:

- The Langley Heritage Primary
- 0.2 miles
- Langley Hall Primary Academy
- 0.3 miles

- Marish Primary School
- 0.4 miles

- Foxborough Primary School
- 0.5 miles

SECONDARY SCHOOLS:

- Langley Grammar School
- 0.8 miles away

- The Langley Academy
- 0.8 miles away

- St Bernard's Catholic Grammar School
- 1.7 miles away

Council Tax

Band D

Floor Plan



**Windrush Avenue**  
Approximate Floor Area = 83.1 Square meters / 894.48 Square feet  
Garage Area = 15.13 Square meters / 162.85 Square feet  
Total Area = 98.23 Square meters / 1057.33 Square feet

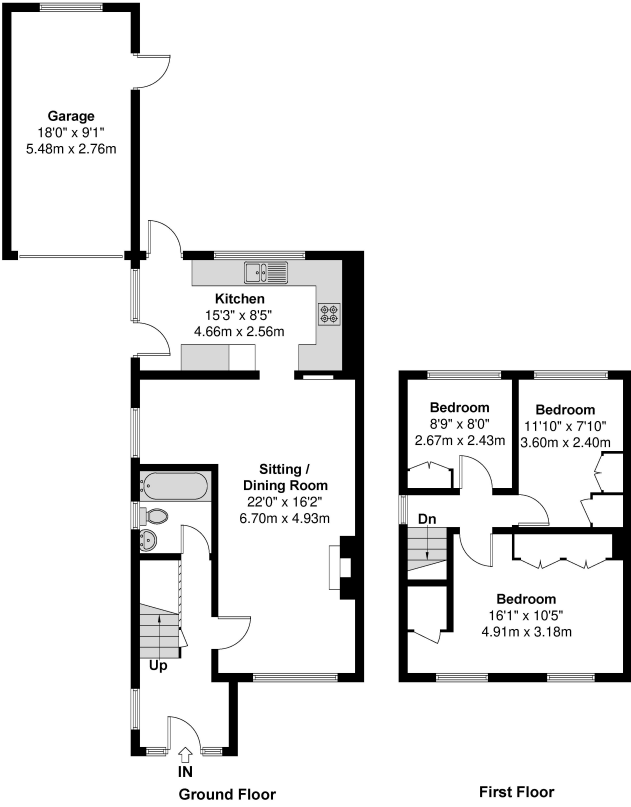


Illustration for identification purposes only, measurements are approximate, not to scale.

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.

