

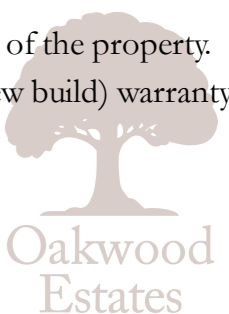


This immaculately presented three bedroom property offers an ideal family home for those looking for an immediate move due to its pristine condition. The property lies a 5 minute walk to Langley station whilst also being in a central location for lots of the popular Langley schools including Langley Grammar School.

The property comprises modern kitchen that overlooks the front, with fitted appliances including gas cooker and dishwasher, and a downstairs cloakroom. The main reception room faces the south aspect rear garden thus enjoys lots of sunlight throughout the day. There is ample space for both living and dining furniture, French doors opening to the rear garden, and a large storage cupboard located beneath the stairwell.

To the first floor three bedrooms are well-proportioned in size, offering a mixture of integrated storage options. The 12ft master bedroom benefits en-suite shower room whilst the family washroom provides a three-piece bath suite.






The rear garden is mostly laid to lawn and two parking spaces are allocated directly in front of the property. The property also benefits fitted solar panels that assist with energy efficiency and NHBC (new build) warranty valid until 2028.










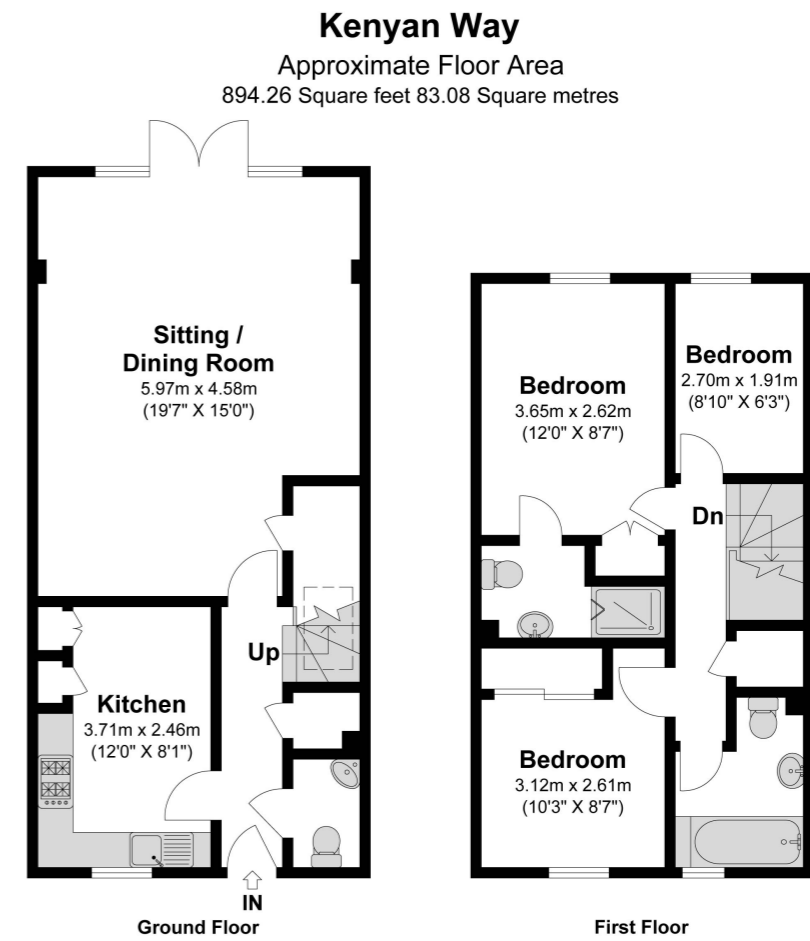
# Property Information

# Floor Plan

-  **THREE BEDROOM MID-TERRACED FAMILY HOME**
-  **5 MINUTE WALK TO LANGLEY STATION**
-  **FITTED SOLAR PANELS**
-  **2018 MARLBOROUGH GROVE DEVELOPMENT**
-  **SHORT WALK TO NEARBY SCHOOLS INCLUDING LANGLEY GRAMMAR**

-  **IMMACULATELY PRESENTED**
-  **MODERN KITCHEN AND 3 BATHROOMS**
-  **DRIVEWAY PARKING FOR 2 CARS**
-  **SOUTH-FACING GARDEN**
-  **NHBC WARRANTY UNTIL 2028**

					
<b>x3</b>	<b>x1</b>	<b>x3</b>	<b>x2</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>



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 - 600 yards
- Iver - 1.8 miles
- Slough - 2 miles

### Local Schools

PRIMARY SCHOOLS:

- Langley Hall Primary Academy  
210 yards
- Marish Primary School  
330 yards
- The Langley Academy Primary  
570 yards
- The Langley Heritage Primary  
0.6 miles
- Ryvers School  
0.6 miles
- Holy Family Catholic Primary School  
0.6 miles

Foxborough Primary School  
0.7 miles

SECONDARY SCHOOLS:

- The Langley Academy  
460 yards
- Langley Hall Arts Academy  
550 yards
- Langley Grammar School  
780 yards
- St Bernard's Catholic Grammar School  
1.2 miles
- Ditton Park Academy  
1.2 miles
- Upton Court Grammar School  
1.4 miles

### Council Tax

Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>	96	97
(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			
England, Scotland & Wales			
EU Directive 2002/91/EC			