

This attractive three bedroom semi-detached property, ideally situated within a quiet cul-de-sac known as Morley Close, is presented to the market in a ready to move in condition as well as benefitting from no onward chain.

The property conveniently sits less than a 10 minute walk to Langley Station (Elizabeth Line) as well as popular nearby schools including Marish Primary School and The Langley Academy.

Spanning approximately 1,033 square feet, the property provides ample living space throughout and features a spacious entrance hall, a large family/dining room stretching 24ft and, the mahogany style kitchen equipped with integrated white goods and a gas cooker. Additionally, there is a conservatory to the rear of the house providing an abundance of light and further living space.

The first floor houses three good sized bedrooms, two of which benefit from fitted wardrobes, and a three piece family bathroom.

Externally, there is driveway parking and a low maintenance garden that enjoys a high degree of privacy. Furthermore, there is a good amount of scope for further development such as a loft conversion (STPP).

Property Information

- THREE BEDROOM SEMI DETACHED PROPERTY
- QUIET CUL-DE-SAC LOCATION
- LARGE FAMILY ROOM
- KITCHEN EQUIPPED WITH AMPLE STORAGE AND GAS COOKER
- DRIVEWAY PARKING

- NO ONWARD CHAIN
- PRIME LOCATION WITHIN WALKING DISTANCE TO Langley STATION
- CLOSE PROXIMITY TO HIGHLY REGARDED SCHOOLS
- LOW MAINTENANCE REAR GARDEN
- POTENTIAL FOR FURTHER EXTENSIONS (STPP)

x3	x1	x1	x3	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Transport Links

NEAREST STATIONS:

Langley - 480 yards

Iver - 1.8 miles

Slough - 1.9 miles

Ryvers School

0.6 miles

SECONDARY SCHOOLS:

Langley Hall Arts Academy

240 yards

The Langley Academy

510 yards

Local Schools

PRIMARY SCHOOLS:

Langley Hall Primary Academy

440 yards

Marish Primary School

650 yards

The Langley Academy Primary

660 yards

The Langley Heritage Primary

0.6 miles

St Bernard's Catholic Grammar School

1.1 miles

Ditton Park Academy

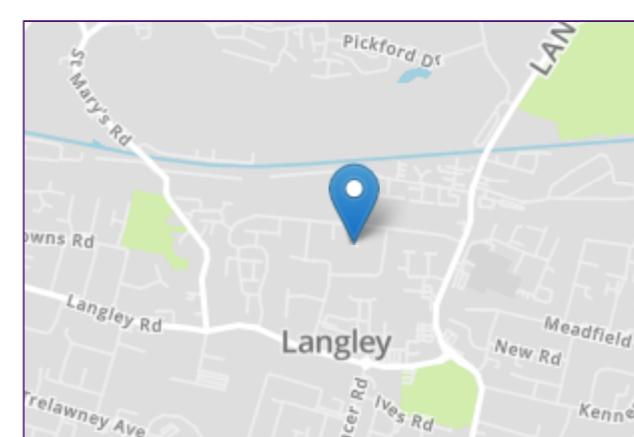
1.2 miles

Council Tax

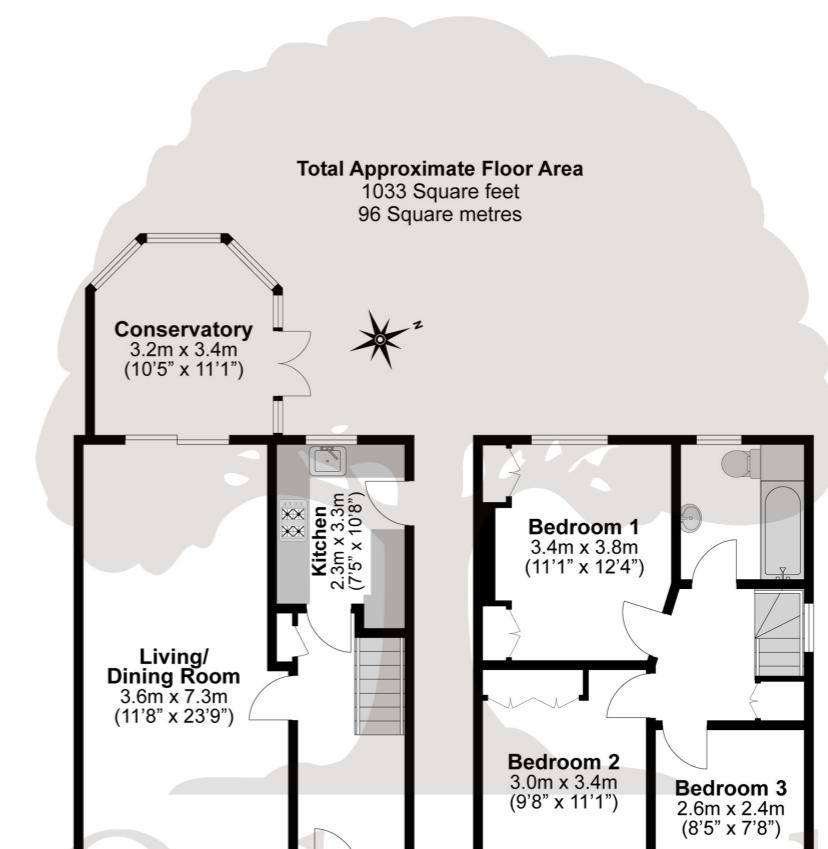
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Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	82
(69-80)	C	72
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Floor Plan



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

Oakwood
Estates