



This three bedroom town house sits at the end of a quiet terrace, built in 2012, a very short commute to Heathrow airport.

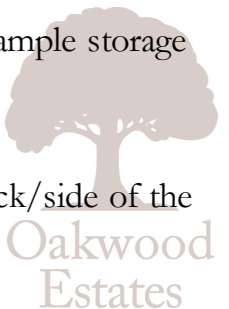
The property offers spacious accommodation set over three floors, and would perfectly suit a family.

The ground floor comprises a 19ft living room with tiled floor and access to a downstairs cloakroom. A large modern kitchen overlooks the rear garden, and boasts granite worktops, a wide range of high-gloss cupboards, double doors opening to the garden, and skylight windows enjoying all day sunlight.

Two 13ft double bedrooms are situated on the first floor along with a family bathroom and en-suite shower to the front bedroom.

The loft room measures 15ft and also benefits an additional en-suite bathroom and ample storage space.

The rear garden is mostly laid to lawn, and parking for two cars is available to the back/side of the house.

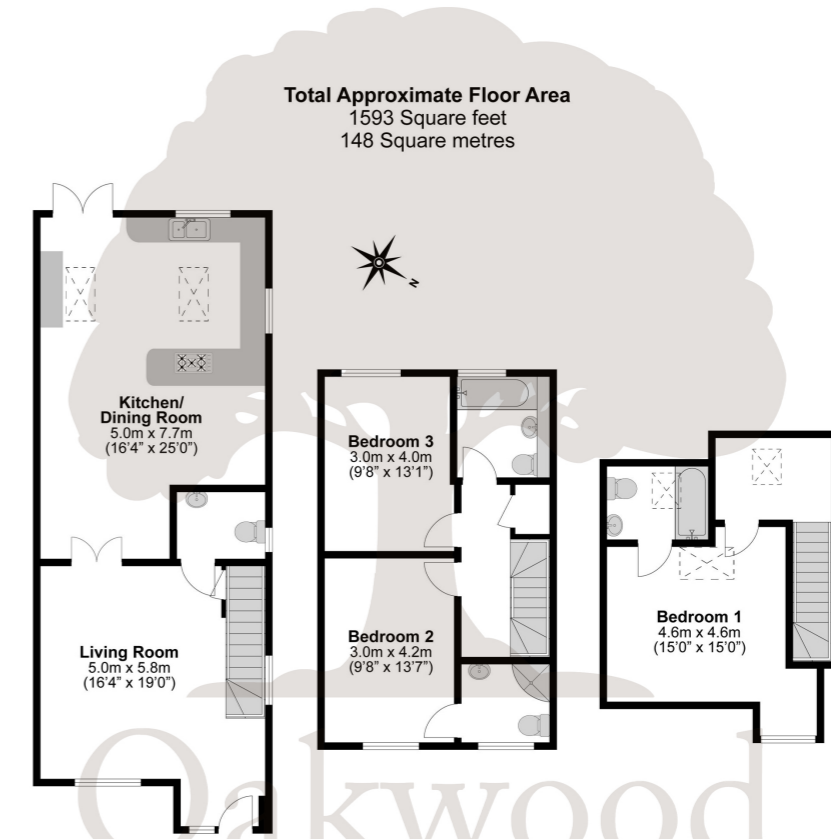


## Property Information

-  THREE BEDROOM END-TERRACE TOWN HOUSE
-  PARKING FOR TWO CARS
-  LARGE MODERN KITCHEN WITH GRANITE WORKTOPS
-  15FT LOFT ROOM WITH AMPLE STORAGE
-  SHORT DISTANCE TO HEATHROW AIRPORT
-  SOUTH-WEST FACING GARDEN
-  FOUR BATHROOMS INCLUDING DOWNSTAIRS CLOAKROOM AND TWO EN-SUITES
-  19FT LOUNGE AND SEPARATE DINING ROOM
-  BUILT IN 2012

					
x3	x1	x4	x2	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

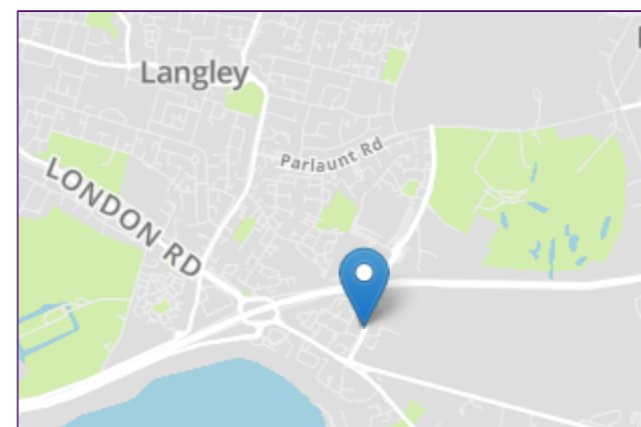
## Floor Plan



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

Oakwood Estates

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		
(69-80)	C	75	83
(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			

### Transport Links

#### NEAREST STATIONS

- Langley (1.1 miles)
- Iver (1.7 miles)
- Sunnymeads (1.8 miles)

The property is located close to J5 of M4 with links to M25 and M40. Heathrow airport's Terminal 5 is approx. a 10 minute drive and there are bus stops located very close to the property providing an easy commute.

### Local Schools

#### PRIMARY SCHOOLS

- Foxborough Primary School  
0.4 miles away
- Holy Family Catholic Primary School  
0.6 miles away
- Marish Primary School  
0.8 miles away
- Colnbrook Church of England Primary School  
0.8 miles away

The Langley Heritage Primary  
0.8 miles away

#### SECONDARY SCHOOLS

- Langley Grammar School  
0.9 miles away
- The Langley Academy  
1.1 miles away
- Ditton Park Academy  
1.6 miles away
- Upton Court Grammar School  
1.9 miles away
- St Bernard's Catholic Grammar School  
1.9 miles away
- Churchmead Church of England (VA) School  
1.9 miles away
- Council Tax**  
Band E