

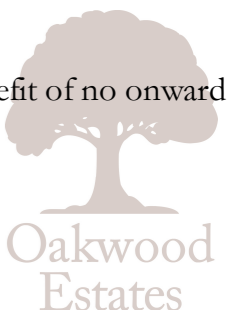
Situated a short distance from Heathrow airport, with easy access to local motorway links this three bedroom semi-detached house includes a rear self-contained annexe.

The property comprises a spacious hallway leading to an impressive 25ft through lounge with ample space for living and dining furniture. The back of the property benefits a single extension, allowing space for a modern fitted kitchen with double doors overlooking the garden and a downstairs shower room.

Rising to the first floor a spacious landing area lends itself well to a loft conversion, and also leads to three bedrooms and a family bathroom.

Externally the rear garden is mostly laid to lawn with large patio, side access and a brick-built annexe, suitable for additional living space, gym or office, with modern fully-tiled shower room. A driveway to the front is fully paved, allowing parking for at least three cars.

The property is offered to the market in a superb condition throughout, with the added benefit of no onward chain, inviting a very quick sale.

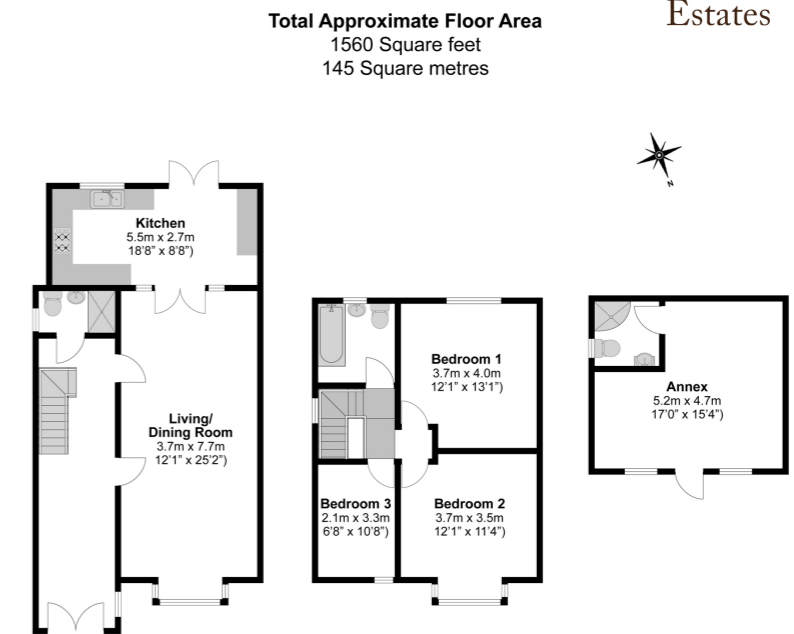


## Property Information

-  SPACIOUS THREE BEDROOM HOUSE WITH SELF-CONTAINED ANNEXE
-  IMPRESSIVE 25FT LIVING/DINING ROOM
-  DOWNSTAIRS SHOWER ROOM
-  MODERN FINISH
-  LOW-MAINTENANCE REAR GARDEN
-  EASY ACCESS TO HEATHROW
-  LARGE ENTRANCE HALLWAY
-  KITCHEN EXTENSION
-  17FT ANNEXE WITH EN-SUITE
-  NO ONWARD CHAIN
-  CLOSE TO LOCAL MOTORWAY LINKS

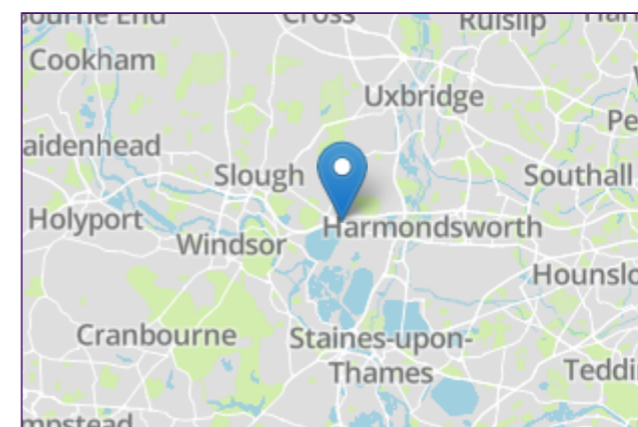
					
x4	x1	x3	x3	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Floor Plan



**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.



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<small>Not energy efficient - higher running costs</small>			
<small>England, Scotland &amp; Wales</small>			

### Transport Links

#### NEAREST STATIONS

- Langley (2.7 miles)
- Datchet (3.2 miles)
- Slough (3.7 miles)

### Local Schools

#### PRIMARY SCHOOLS

- Foxborough Primary School  
0.4 miles away
- Holy Family Catholic Primary School  
0.6 miles away
- Marish Primary School  
0.9 miles away
- Langley Hall Primary Academy  
1.1 miles away

#### SECONDARY SCHOOLS

- Langley Grammar School  
0.9 miles away
- The Langley Academy  
1.2 miles away
- Churchmead Church of England (VA) School