



Built at the turn of the century, this modern four bedroom semi-detached property poses an excellent opportunity for families seeking a home in a convenient location within easy reach of multiple local schools and Langley station, with direct routes into London via the Elizabeth Line.

The ground floor comprises a very impressive 20ft living area, well-equipped kitchen with gas cooker, downstairs cloakroom, study, and an integral garage.

Upstairs are four double-sized bedrooms; the master benefiting en-suite shower room whilst a family bathroom completes the first floor.

The rear garden is of fantastic size and mostly laid to lawn. The front of the house offers driveway parking for up to three cars.

Situated just off Langley Road, and within walking distance of three grammar schools, the property is offered to the market with no onward chain, inviting a quick sale.

Property Information

- SEMI-DETACHED PROPERTY
- APPROX YEAR 2000 BUILD
- KITCHEN WITH GAS COOKER
- LESS THAN 1 MILE TO LANGLEY STATION
- INTEGRAL GARAGE AND DRIVEWAY FOR 3 CARS

- FOUR DOUBLE BEDROOMS
- IMPRESSIVELY SPACIOUS 20FT RECEPTION ROOM
- WALKING DISTANCE TO 3 GRAMMAR SCHOOLS
- LARGE REAR GARDEN
- NO CHAIN

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

Transport Links

NEAREST STATIONS:

Langley - 0.9 miles

Slough - 1.3 miles

Datchet - 1.8 miles

Local Schools

PRIMARY SCHOOLS:

Ryvers School

500 yards

The Langley Academy Primary

810 yards

Castlevue Primary School

0.7 miles

Langley Hall Primary Academy

0.8 miles

Marish Primary School

0.8 miles

SECONDARY SCHOOLS:

St Bernard's Catholic Grammar School

820 yards

The Langley Academy

850 yards

Langley Hall Arts Academy

0.6 miles

Upton Court Grammar School

0.7 miles

Langley Grammar School

0.7 miles

Council Tax

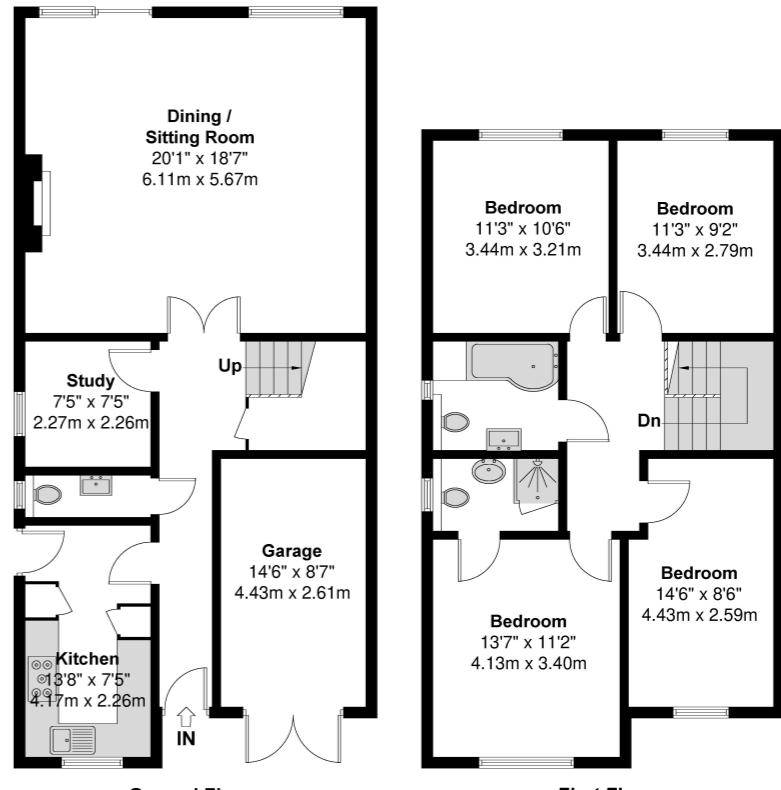
Band E



Floor Plan

Downs Road

Approximate Floor Area = 130.72 Square meters / 1407.05 Square feet
Garage Area = 11.56 Square meters / 124.43 Square feet
Total Area = 142.28 Square meters / 1531.48 Square feet

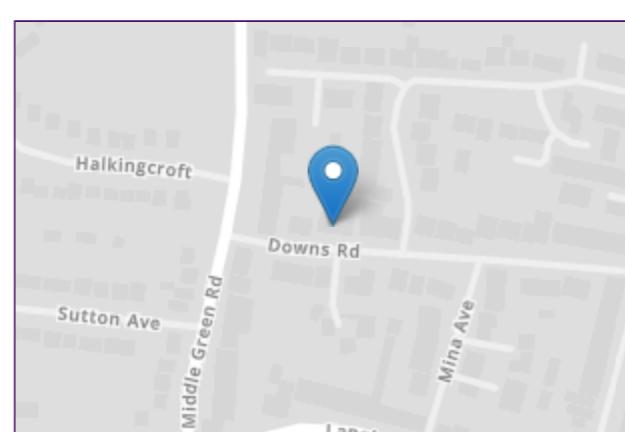


First Floor

Ground Floor

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 Govview.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	84	
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			