



Sitting in a prime location for Castleview Primary School catchment, this five bedroom semi-detached property has been expertly extended and now provides sufficient accommodation suitable for a large family. Other nearby schools include Langley and Upton Court Grammar schools, both within a walkable distance.

The property offers an abundance of internal space, the ground floor comprises four separate reception rooms including a 25ft sitting/dining room and a conservatory. The kitchen provides granite worktops, modern fitted units, appliances including 6-ring gas Rangemaster cooker and a breakfast bar. A useful utility room houses the boiler and acts as another storage option.

The first floor houses four great sized bedrooms as well as a family bathroom. All bedrooms benefit from fitted wardrobes. The loft conversion offers space for a 20ft master bedroom with wrap-around eaves storage and an en-suite.

The garden offers a very low-maintenance retreat for ease of upkeep, as well as a high degree of privacy. There is a brick-built annexe featuring WC and kitchenette. The dwelling benefits power and light and could serve well as a self-contained studio.

The property is perfectly located in one of Langley's most sought-after residential streets just off the A4 London Road, with excellent motorway links and direct access to Heathrow Airport. Langley station, that now services Crossrail's Elizabeth Line, is approx. 1 mile away.



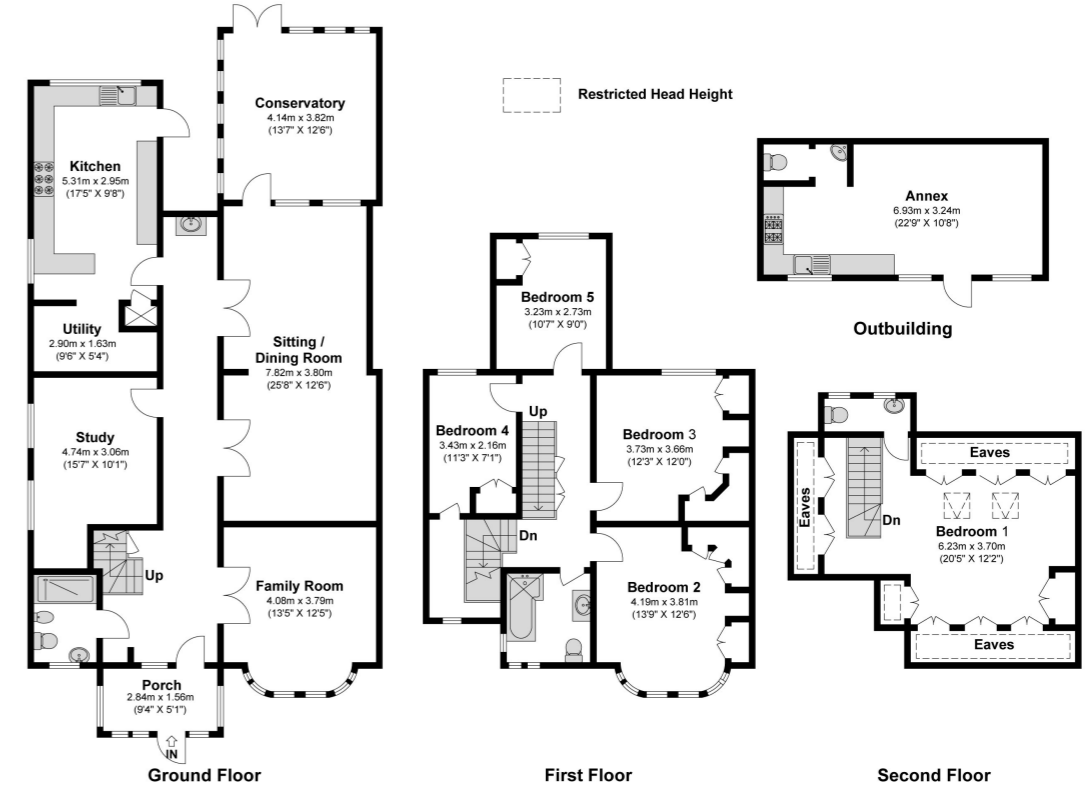
-  FIVE BEDROOM FAMILY HOME
-  WALKING DISTANCE TO LANGLEY GRAMMAR AND LANGLEY ACADEMY
-  ANNEX WITH INBUILT KITCHEN AND BATHROOM
-  SOUTH FACING GARDEN
-  13FT CONSERVATORY
-  CASTLEVIEW CATCHMENT
-  25FT SITTING/DINING ROOM
-  LOFT CONVERSION WITH AN EN SUITE
-  6M REAR EXTENSION
-  LOW MAINTENANCE PATIO GARDEN

					
x5	x3	x3	x3	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Marlborough Road
Approximate Floor Area

2451.26 Square feet 227.73 Square metres (Excluding Outbuilding)
Outbuilding Area 241.64 Square feet 22.45 Square metres
Total Area 2943.08 Square feet 250.18 Square metres (Including Outbuilding)



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 - 1.1 miles
- Datchet - 1.3 miles
- Slough 1.8 miles

The property is also located very close to the A4 in Langley, providing easy motorway links to M4, M25 and M40.

Local Schools

PRIMARY SCHOOLS:

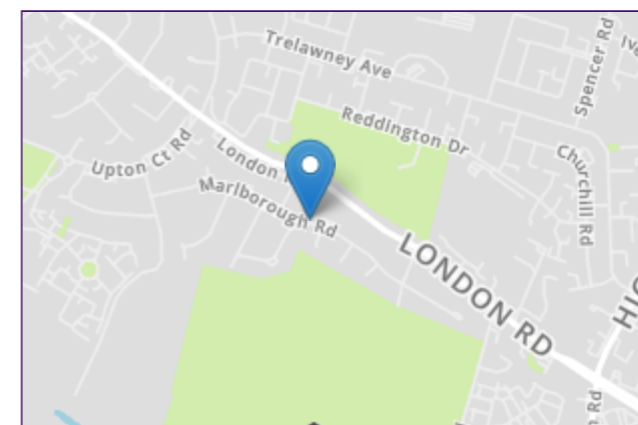
- Castleview Primary School
0.3 miles away
- Holy Family Catholic School
0.4 miles away
- Langley Academy Primary
0.5 miles away
- Ryvers School
0.5 miles

Marish Primary School
0.6 miles away

SECONDARY SCHOOLS:

- Langley Grammar School
0.3 miles away
- The Langley Academy
0.5 miles away
- Ditton Park Academy
0.6 miles away
- St. Bernard's Grammar School
0.9 miles away
- Upton Court Grammar School
1.0 mile away

Council Tax
Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		73	80
England, Scotland & Wales		EU Directive 2002/91/EC	