



Occupying an exceptional plot just off Langley High Street, and within walking distance of Langley station, this traditional three bedroom semi-detached house benefits exceptional outdoor space, both to front and rear.

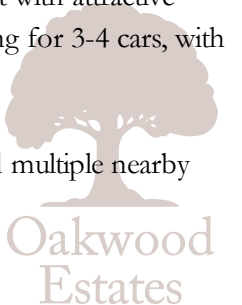
Boasting one of the largest plots on Raymond Road, the ground floor of the property features a 20ft bay-fronted living room, downstairs cloakroom and study to the front. The back of the house has been extended creating a fantastic 19ft kitchen and breakfast area, and separate dining room with patio doors overlooking the garden.

The kitchen offers a good range of modern fitted units and some integrated appliances, door for side access and ample space for additional dining furniture.

The first floor features three well-proportioned bedrooms with a good range of fitted and integrated storage, a four-piece family bathroom suite, and an additional WC.

The real showstopper of this property lies at the back of the house, where an impressive south-east facing rear garden enjoys all day sunlight. The garden is mostly laid to an immaculately manicured lawn stretching approx. 100ft with attractive shrubbery borders, and trees employ a high degree of privacy. A front driveway provides off-street parking for 3-4 cars, with a single garage to the side.

The property is perfectly located for nearby shops and amenities, whilst Langley Grammar School and multiple nearby primary schools are a short distance away, making it an excellent family investment.





## Property Information

-  LARGER STYLE THREE BEDROOM SEMI-DETACHED HOUSE
-  20FT LIVING ROOM
-  CLOSE TO LANGLEY HIGH STREET & STATION
-  THREE WC'S INCLUDING GROUND FLOOR CLOAKROOM
-  GOOD SIZE BEDROOMS WITH RANGE OF INTEGRATED STORAGE
-  IMPRESSIVE SOUTH EAST FACING REAR GARDEN
-  EXTENDED TO REAR WITH LARGE KITCHEN AND SEPARATE DINER
-  WALKING DISTANCE TO LANGLEY GRAMMAR AND MULTIPLE PRIMARY SCHOOLS
-  GARAGE TO SIDE & DRIVEWAY PARKING FOR UP TO 4 CARS

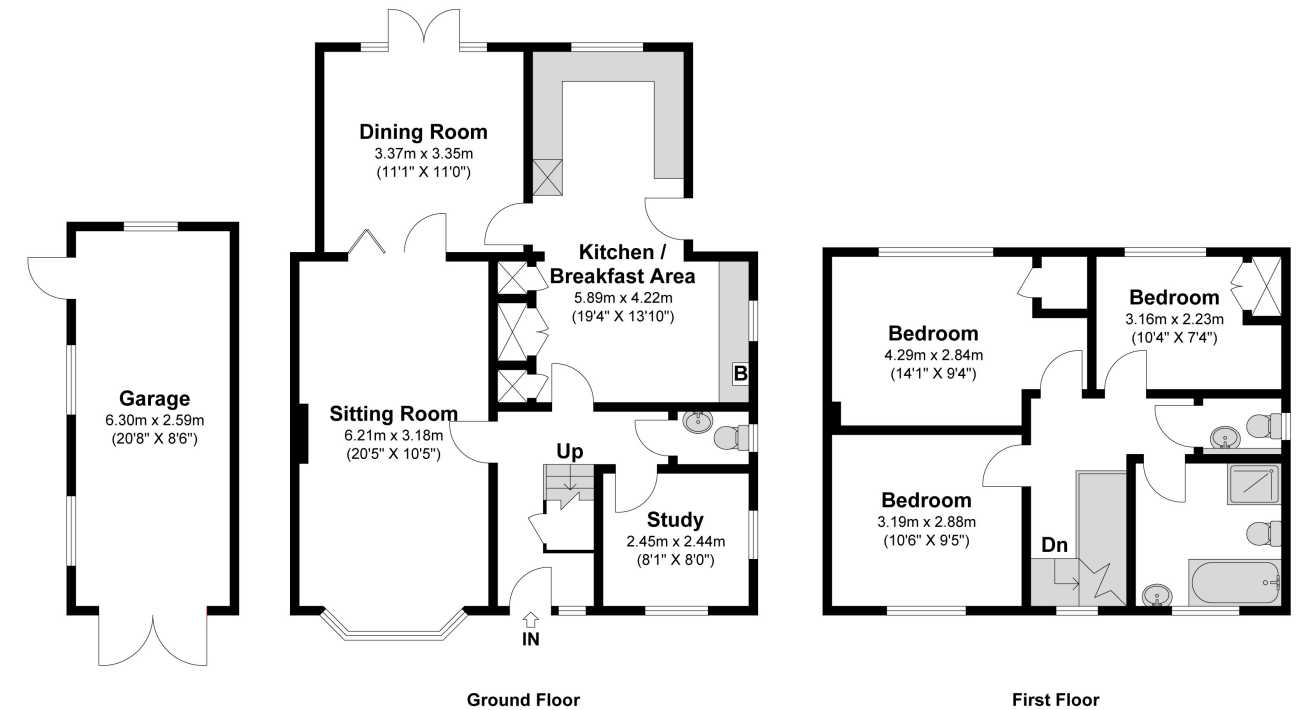
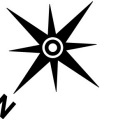
					
x3	x2	x2	x3	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Floor Plan



### Raymond Road

Approximate Floor Area  
 1185.21 Square feet 110.11 Square metres (Excluding Garage)  
 Garage Area 175.67 Square feet 16.32 Square metres  
 Total Area 1360.88 Square feet 126.43 Square metres (Including Garage)



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 (0.5 miles)

Iver (1.6 miles)

Datchet (2.1 miles)

### Local Schools

#### PRIMARY SCHOOLS

Marish Primary School

0.2 miles away

Langley Hall Primary Academy

0.2 miles away

The Langley Heritage Primary

0.4 miles away

Holy Family Catholic Primary School

0.5 miles away

The Langley Academy Primary

0.6 miles away

#### SECONDARY/GRAMMAR SCHOOLS

Langley Grammar School

0.5 miles away

The Langley Academy

0.6 miles away

Ditton Park Academy

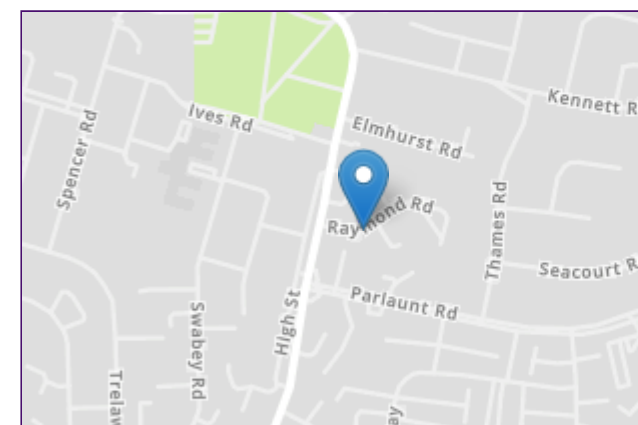
1.3 miles away

Upton Court Grammar School

1.6 miles 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	84
England, Scotland & Wales			
EU Directive 2002/91/EC			