



This immaculately presented three bedroom mid-terrace house is offered to the market having been recently renovated throughout, ideally situated close to multiple nearby schools, shops, and other amenities including the leisure centre just five minute walk away.

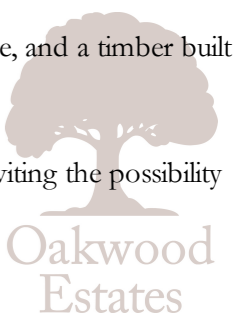
The property has been fitted with a contemporary security front door that leads directly into an impressive 19ft reception room, boasting modern interior and high specification entertainment lights within the coving, and a tiled floor. The ground floor also features downstairs cloakroom and a beautifully presented 12ft fitted kitchen, benefiting from Quartz worktops, gas cooker and ample space for other appliances including dishwasher and American-style fridge freezer.

To the first floor are three good sized bedrooms, the master occupying plenty of integrated storage space. A three piece family bathroom with underfloor heating is also situated on the first floor.

Externally, there is driveway parking for two cars at the front whilst additional parking is amply available to the rear, behind the garden.

The garden is of a great size and features a well-manicured lawn and large patio areas for outdoor furniture, and a timber built shed.

The property would be suited to as a family home and is offered to the market with no onward chain inviting the possibility of a quick sale.



Property Information

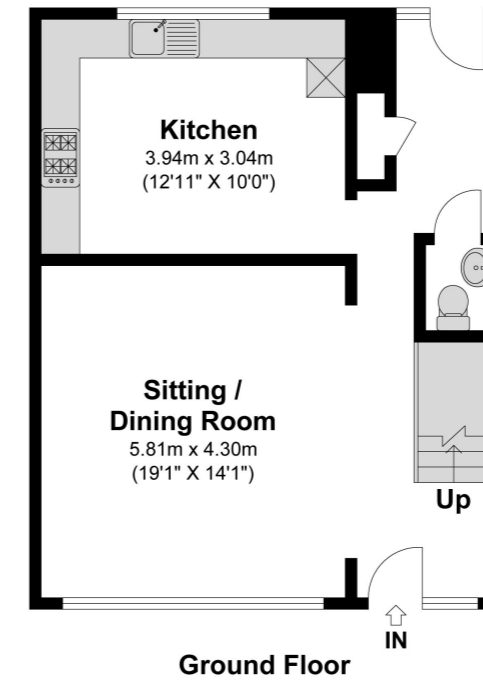
-  THREE BEDROOM TERRACED HOUSE
-  RECENTLY RENOVATED TO A VERY HIGH STANDARD
-  TILED FLOOR THROUGHOUT GROUND FLOOR
-  12FT MODERN KITCHEN WITH QUARTZ WORKTOPS AND INTEGRATED APPLIANCES
-  SPACIOUS SOUTH-FACING REAR GARDEN
-  NO CHAIN
-  IMMACULATELY PRESENTED
-  19FT LOUNGE WITH MODERN INTERIOR AND HIGH-SPEC ENTERTAINMENT LIGHTS
-  DOWNSTAIRS CLOAKROOM
-  13FT MASTER BEDROOM WITH FITTED WARDROBES
-  DRIVEWAY PARKING FOR TWO CARS WITH ADDITIONAL REAR PARKING

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

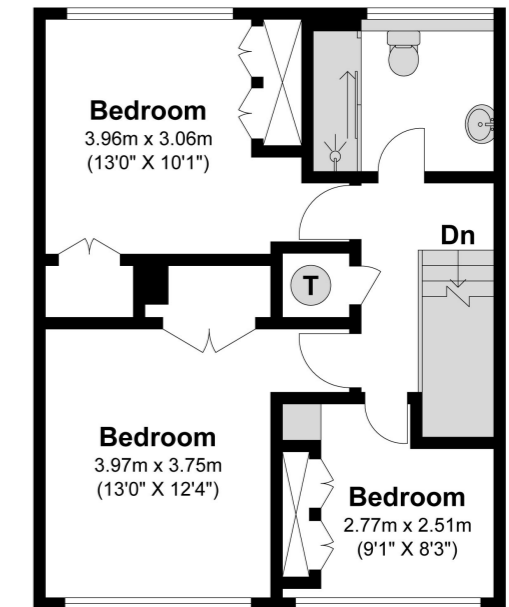
Floor Plan



Humber Way
Approximate Floor Area
936.78 Square feet 87.03 Square metres



Ground Floor



First Floor

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 - 0.7 miles

Iver - 1.5 miles

Datchet - 2.1 miles

Local Schools

PRIMARY SCHOOLS

Foxborough Primary School

0.3 miles away

Marish Primary School

0.4 miles away

The Langley Heritage Primary

0.4 miles away

Langley Hall Primary Academy

0.5 miles away

Holy Family Catholic Primary School

0.5 miles away

SECONDARY SCHOOLS

The Langley Academy

0.5 miles away

Langley Grammar School

0.6 miles away

St Bernard's Catholic Grammar School

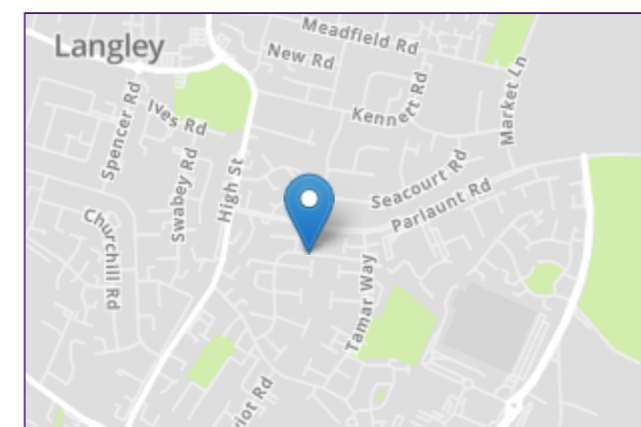
1.9 miles away

Upton Court Grammar School

2.1 miles away

Council Tax

Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			