



This beautifully presented three bedroom semi detached home is situated in a prime location within the grammar school catchment area and a short distance to Langley Station and the Elizabeth line.

The property presents a modern finish throughout and stretches across 1479 square feet with an existing rear extension.

The ground floor comprises a welcoming hallway with fitted storage by the entrance, a sizeable 22ft reception room and a large family kitchen which boasts integrated appliances including a dishwasher, gas cooker and fridge/freezer, as well as the advantage of underfloor heating. The ground floor also benefits from a separate utility space and two, three piece family bathrooms.

Located on the first floor are three good sized bedrooms including the 16ft master bedroom which benefits from fitted wardrobes.

Externally, the property enjoys a landscaped rear garden mostly laid to lawn with an area of patio for easy maintenance. There is also a spacious driveway that offers parking for three cars and a garage for additional storage and/or parking.

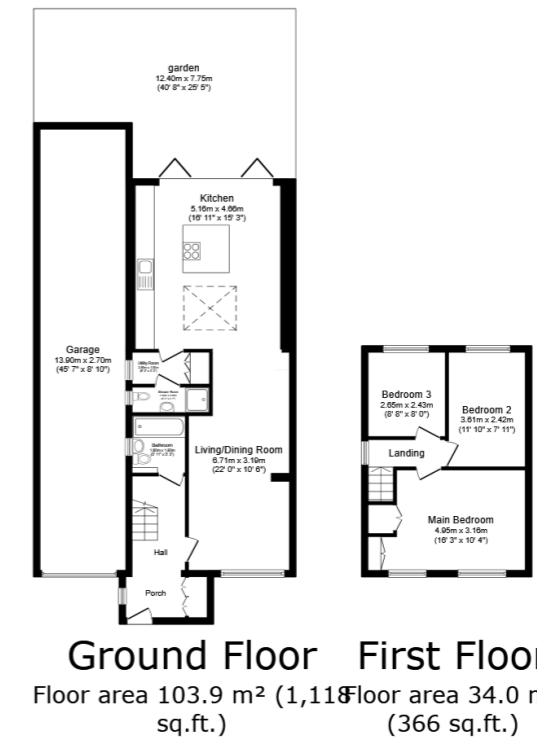


Property Information

-  **THREE BEDROOM SEMI DETACHED FAMILY HOME**
-  **SHORT COMMUTE TO LANGLEY STATION AND NEARBY SCHOOLS**
-  **TWO THREE PIECE FAMILY BATHROOMS**
-  **18FT KITCHEN WITH INTEGRATED APPLIANCES AND UNDERFLOOR HEATING**
-  **40FT SOUTH FACING REAR GARDEN**
-  **EXCELLENT CONDITION THROUGHOUT**
-  **16FT MASTER BEDROOM WITH FITTED WARDROBES**
-  **DRIVEWAY PARKING AND GARAGE**
-  **EXISTING REAR EXTENSION**
-  **PAST PLANNING APPROVED WITH POTENTIAL FOR FUTURE EXPANSION**

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

Floor Plan



TOTAL: 137.9 m² (1,484 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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- 1.2 miles
- Datchet- 2.5 miles
- Slough- 2.6 miles
- West Drayton- 2.6 miles

0.9 miles

The Langley Academy Primary
1 mile

SECONDARY SCHOOLS:

Langley Hall Arts Academy
0.8 miles

The Langley Academy
0.9 miles

Langley Grammar School
0.9 miles

Ditton Park Academy
1.8 miles

St Bernard's Catholic Grammar School
1.8 miles

Upton Court Grammar School
2 miles

Council Tax
Band D

Local Schools

PRIMARY SCHOOLS:

The Langley Heritage Primary
140 yards

Langley Hall Primary Academy
0.5 miles

Marish Primary School
0.6 miles

Foxborough Primary School
0.7 miles

Holy Family Catholic Primary School

