



Situated in a popular residential development within walking distance of Langley station, this three bedroom detached property offers potential to further develop, extend (STPP) and renovate internally. The integral 15ft garage lends itself well to adaptation with possible conversion uses including downstairs bathroom or utility.

The ground floor comprises entrance hallway, cosy 14ft living room to the front of the house, separate dining room and kitchen with gas cooker and patio door for garden access.

Three well-proportioned bedrooms are organised across the first floor with a range of fitted and integrated wardrobes, as well as the family bathroom. The property is stretched across 927 square ft providing sufficient space suitable for a family.

Externally there is a driveway to the front of the house with adjacent well-manicured front lawn. The rear garden offers side access, patio area and the rest laid to lawn.

The property is located within easy reach of multiple nearby schools as well as being easily accessible from Heathrow airport and motorway links including M25.



# Property Information

-  **THREE BEDROOM DETACHED FAMILY HOME**
-  **DRIVEWAY PARKING AND FRONT GARDEN**
-  **QUIET CUL-DE-SAC LOCATION**
-  **IDEAL ACCESS FOR LONDON HEATHROW/M25**
-  **INTERNAL 15FT GARAGE**
-  **POTENTIAL FOR EXTENSION (STPP) & INTERNAL RENOVATION**
-  **24 FT LIVING ROOM/ DINER**
-  **WALKING DISTANCE FROM LANGLEY STATION**
-  **PERFECT FOR A FIRST TIME BUYER OR INVESTMENT**

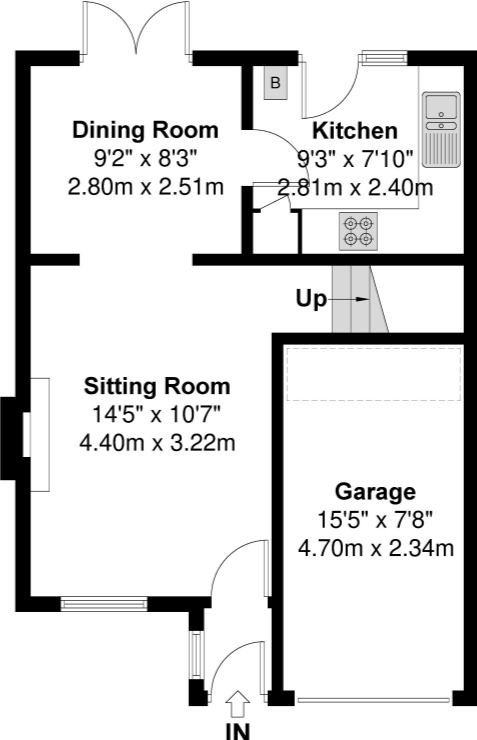
					
<b>x3</b>	<b>x2</b>	<b>x1</b>	<b>x1</b>	<b>Y</b>	<b>Y</b>
<b>Bedrooms</b>	<b>Reception Rooms</b>	<b>Bathrooms</b>	<b>Parking Spaces</b>	<b>Garden</b>	<b>Garage</b>

# Floor Plan

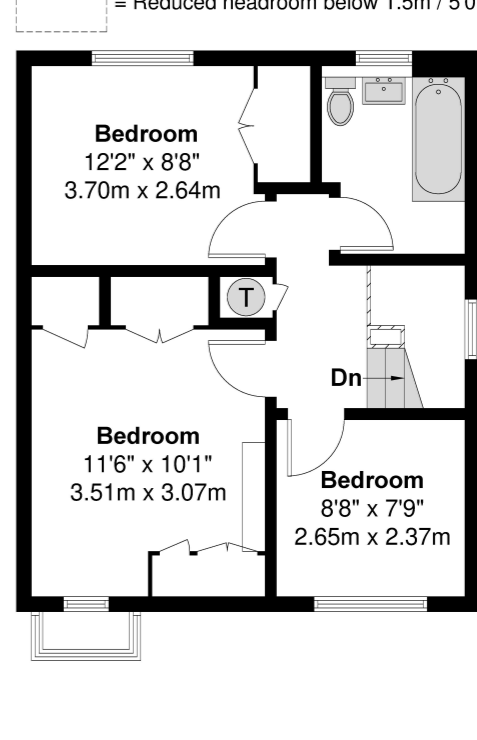


**Maplin Park**  
 Approximate Floor Area = 75.15 Square meters / 808.90 Square feet  
 Garage Area = 11.04 Square meters / 118.83 Square feet  
 Total Area = 86.19 Square meters / 927.73 Square feet

= Reduced headroom below 1.5m / 5'0"



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.

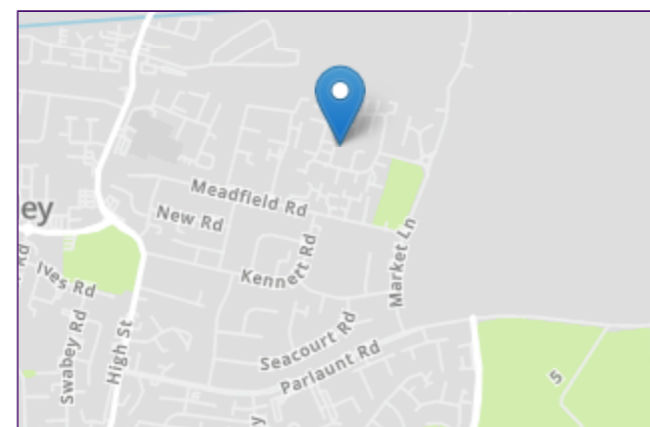
Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by 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 - 0.4 miles
  - Iver - 1.2 miles
  - Slough - 2.5 miles
  - Datchet - 2.5 miles

### Local Schools

- PRIMARY SCHOOLS:**
- The Langley Heritage Primary  
0.2 miles
  - Langley Hall Primary Academy  
0.5 miles
  - Marish Primary School  
0.6 miles
  - Foxborough Primary School  
0.8 miles
  - The Langley Academy Primary  
0.9 miles
  - Holy Family Catholic Primary School  
1 mile
- SECONDARY SCHOOLS:**
- Ryvers School  
1.2 miles
  - Langley Hall Arts Academy  
0.7 miles
  - The Langley Academy  
0.8 miles
  - Langley Grammar School  
0.9 miles
  - St Bernard's Catholic Grammar School  
1.7 miles
  - Ditton Park Academy  
1.8 miles
  - Upton Court Grammar School  
1.8 miles
- Council Tax**  
Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>61</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	