



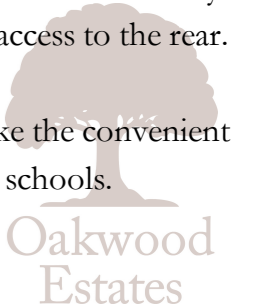
This traditional two bedroom mid-terrace house offered to the market with no chain in close proximity to a number of Ofsted rated schools including the ever-popular Langley Academy and Langley Grammar schools.

Internally the property stretches 665 square ft. with spacious ground floor accommodation comprising living room and 15ft kitchen across the back of the house. The kitchen features a good range of fitted units, breakfast area providing sufficient space for dining furniture.



The two bedrooms are located upstairs along with a family bathroom. The master stretches an impressive 14ft providing the potential to create a third bedroom, and offers integrated storage and large windows allowing ample natural light into the room. The second bedroom offers ample space for not only a double double bed, but wardrobes also.

The property boasts a fantastic size rear garden enjoying a high degree of privacy as a result of the shrubbery boarders. Parking can be found at the front of the property with a garage in block, and side access to the rear.

The property would make an excellent starter home for first time buyers, yet investors may like the convenient location as the house lies less than a mile from Langley station and multiple popular schools.



# Property Information

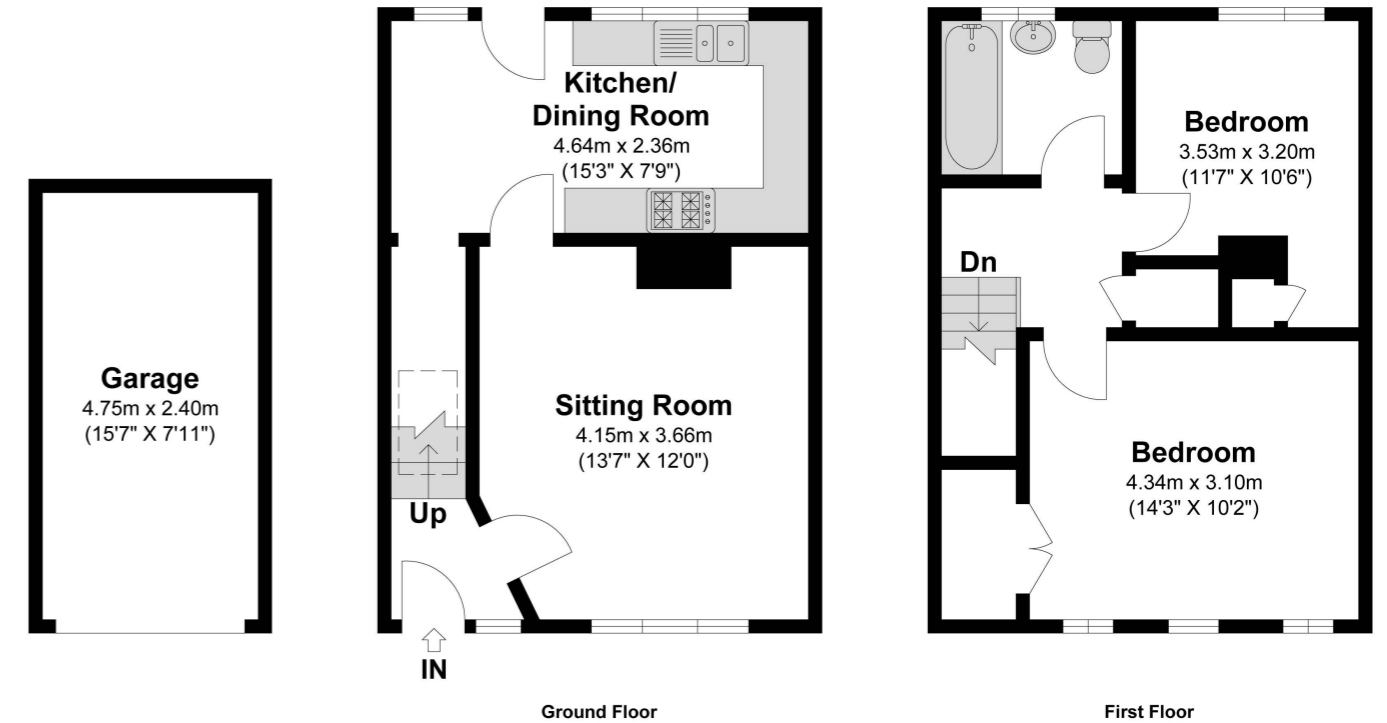
-  TRADITIONAL MID-TERRACED PROPERTY
-  EXTENSION AND LOFT CONVERSION POTENTIAL (STPP)
-  IDEAL STARTER HOME OR INVESTMENT
-  GARAGE IN BLOCK
-  NO ONWARD CHAIN INVITING A QUICK SALE
-  TWO DOUBLE BEDROOMS
-  CLOSE TO LANGLEY GRAMMAR SCHOOL AND LANGLEY ACADEMY
-  0.7 MILES FROM LANGLEY STATION

					
x2	x1	x1	0	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

# Floor Plan



**Paget Road**  
 Approximate Floor Area  
 665.21 Square feet 61.80 Square metres (Excluding Garage)  
 Garage Area 122.70 Square feet 11.40 Square metres  
 Total Area 787.91 Square feet 73.20 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:

Langley- 0.7 miles  
 Datchet- 1.7 miles  
 Slough- 1.9 miles

### LOCAL SCHOOLS:

Primary Schools:  
 The Langley Academy Primary- 0.2 miles  
 Marish Primary School- 0.2 miles  
 Holy Family Catholic Primary School- 0.4 miles  
 Langley Hall Primary Academy- 0.4 miles  
 Ryvers School- 0.5 miles  
 Foxborough Primary School 0.6 miles  
 Castleview Primary School 0.6 miles  
 The Langley Heritage Primary 0.8 miles

### Secondary Schools:

Langley Grammar School- 0.1 miles  
 The Langley Academy- 0.3 miles  
 Langley Hall Arts Academy- 0.6 miles  
 Ditton Park Academy- 0.9 miles  
 St Bernard's Catholic Grammar School- 1 mile  
 Upton Court Grammar School- 1.2 miles

**Council Tax**  
 Band C

