

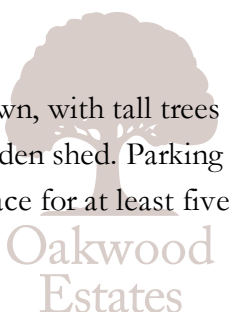


Occupying an impressive plot set back from the road with a fantastic frontage and spacious rear garden, this semi-detached property offers a delightful home suitable for a family, sitting in a prime location. The property lies a short distance from multiple nearby schools including Langley Grammar, as well as being within walking distance of Langley station, and offers an abundance of potential for future development (STPP).

A welcoming entrance hallway offers modern kitchen immediately to the right, and to the left an integral garage with conversion potential with the possibility of creating additional dining space or a home office. An excellent size 19ft living room lies at the back of the house, with stylish bi-folding doors opening to a large garden room, enjoying views and lots of natural light from the garden.

The spacious landing area lends itself well to further extension such as a loft conversion, and leads to three double bedrooms and separate WC and modern family bathroom. The master bedroom stretches an exceptional 20ft across the front of the property and features fitted wardrobes, whilst there is sufficient space for a large bed and other bedroom furniture. The loft space is fully boarded for ease of storage.

The rear garden enjoys a perfect south-facing aspect and is laid to an immaculately manicured lawn, with tall trees providing a high degree of privacy, convenient garden path, pleasant shrubbery border and a wooden shed. Parking is amply available at the front of the property on a moderate driveway that provides sufficient space for at least five cars, decorated by another attractive lawn.





Property Information



EXCEPTIONAL THREE BEDROOM SEMI-DETACHED PROPERTY



PRIME LOCATION NEAR THREE LOCAL GRAMMAR SCHOOLS AND WALKING DISTANCE TO THE STATION



SPACIOUS 19FT LIVING ROOM WITH BI-FOLD DOORS



SPACIOUS LANDING AND FULLY-BOARDED LOFT



20FT MASTER BEDROOM WITH FITTED WARDROBES



IMPRESSIVE PLOT WITH LARGE OUTDOOR AREAS AND SET BACK FROM THE ROAD



PERFECT SOUTH-FACING GARDEN ENJOYING A HIGH DEGREE OF PRIVACY



MODERN KITCHEN



GARDEN ROOM



EXCELLENT POTENTIAL FOR FUTURE DEVELOPMENT



x3

Bedrooms



x2

Reception Rooms



x1

Bathrooms



x5

Parking Spaces



Y

Garden



Y

Garage

Transport Links

NEAREST STATIONS:

Langley - 0.8 miles

Slough - 1.3 miles

Datchet - 1.9 miles

Local Schools

PRIMARY SCHOOLS:

Ryvers School

550 yards

The Langley Academy Primary

740 yards

Castleview Primary School

0.7 miles

Langley Hall Primary Academy

0.8 miles

Marish Primary School

0.8 miles

SECONDARY SCHOOLS:

The Langley Academy

760 yards

Langley Hall Arts Academy

0.5 miles

St Bernard's Catholic Grammar School

0.6 miles

Langley Grammar School

0.7 miles

Upton Court Grammar School

0.8 miles

Ditton Park Academy

0.9 miles

**Council Tax**

Band D

Floor Plan

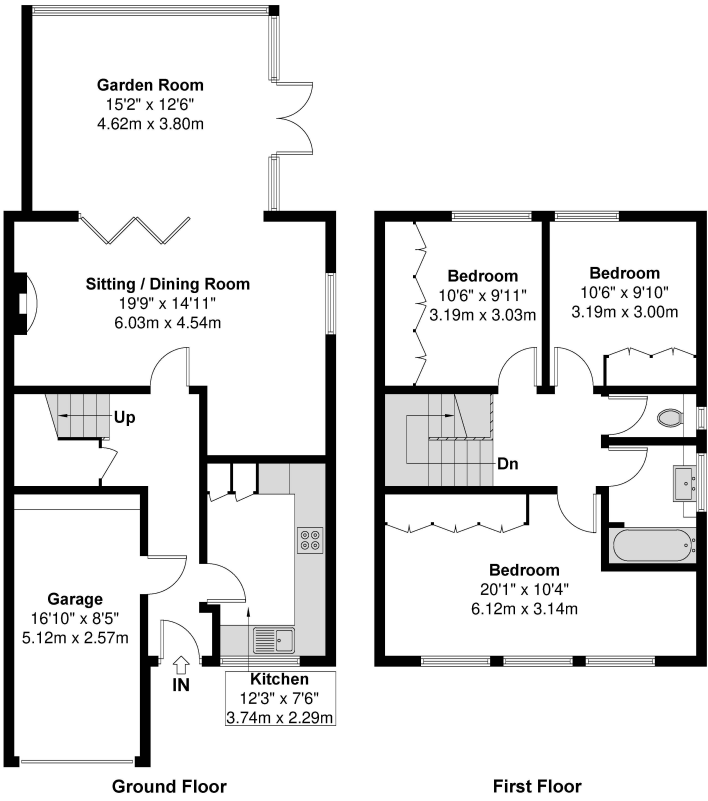


**Cherry Avenue**

Approximate Floor Area = 112.06 Square meters / 1206.20 Square feet

Garage Area = 12.50 Square meters / 134.54 Square feet

Total Area = 124.56 Square meters / 1340.74 Square feet



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.

