



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

Floor Plan

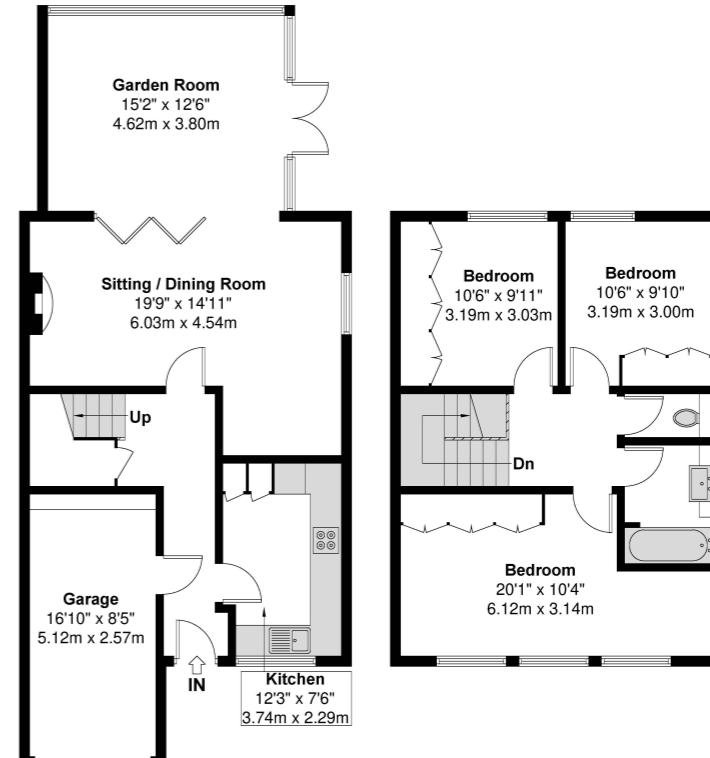
- EXCEPTIONAL THREE BEDROOM SEMI-DETACHED PROPERTY
- PRIME LOCATION NEAR THREE LOCAL GRAMMAR SCHOOLS AND WALKING DISTANCE TO THE STATION
- SPACIOUS 19FT LIVING ROOM WITH BI-FOLD DOORS
- SPACIOUS LANDING AND FULLY-BOARDED LOFT
- 20FT MASTER BEDROOM WITH FITTED WARDROBES

- 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

Key Features					
x3	x2	x1	x5	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



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



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 Govview.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:

0.8 miles

Langley - 0.8 miles

Slough - 1.3 miles

Datchet - 1.9 miles

Local Schools

PRIMARY SCHOOLS:

SECONDARY SCHOOLS:

Ryvers School

550 yards

The Langley Academy

760 yards

Langley Hall Arts Academy

0.5 miles

St Bernard's Catholic Grammar School

0.6 miles

The Langley Academy Primary

740 yards

Langley Grammar School

0.7 miles

Castleview Primary School

0.7 miles

Upton Court Grammar School

0.8 miles

Langley Hall Primary Academy

0.8 miles

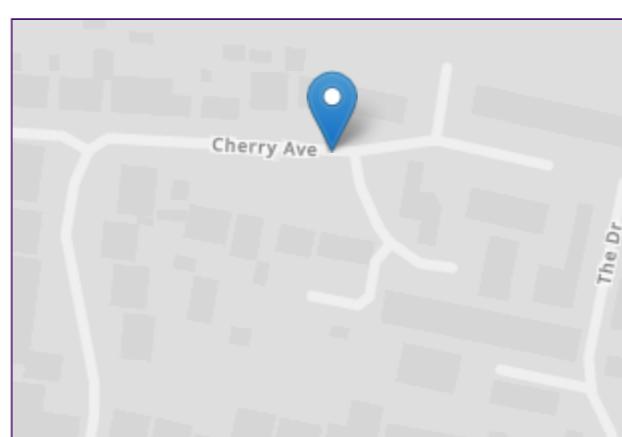
Ditton Park Academy

0.9 miles

Marish Primary School

Council Tax

Band D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	84
(81-91)	B	72
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		