

This attractive semi-detached property offers delightful views over vast picturesque greenery, whilst offering a lovely family home in a great location. The property sits a short walk from multiple nearby schools and Langley station, and is also well located a short commute from Heathrow airport, making it an all round excellent choice for families.

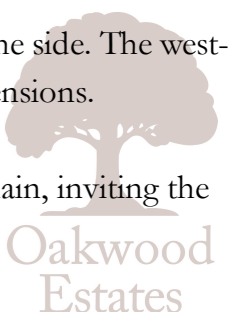


The property boasts a charming porch entrance that leads to a spacious hallway with ample space to create a downstairs cloakroom if desired. An expansive 22ft open plan reception area completes the ground floor and features sufficient space for both living and dining furniture with sliding doors opening to the garden and separate kitchen with independent garden access.

Rising to the first floor are three well-proportioned bedrooms, two of which are doubles and include the added benefit of fitted wardrobes, and a family washroom made up of separate WC and bathroom.

Externally, there is driveway parking for two cars with the addition of a detached garage to the side. The west-facing rear garden enjoys a high degree of privacy and moderate space for rear extensions.

The property is offered to the market in a superb condition throughout with no onward chain, inviting the possibility of a quick sale.





-  **THREE BEDROOM SEMI-DETACHED PROPERTY**
-  **22FT OPEN PLAN RECEPTION ROOM**
-  **TWO DOUBLE BEDROOMS WITH FITTED WARDROBES**
-  **ATTRACTIVE REAR GARDEN**
-  **EXCELLENT CONDITION**
-  **DELIGHTFUL VIEWS OVER NEIGHBOURING GREENERY**
-  **KITCHEN WITH GARDEN ACCESS**
-  **POTENTIAL TO EXTEND SIDE AND REAR (STPP)**
-  **DRIVEWAY PARKING FOR TWO CARS**
-  **WALKING DISTANCE TO LANGLEY STATION AND SCHOOLS**

					
<b>x3</b>	<b>x1</b>	<b>x1</b>	<b>x2</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>

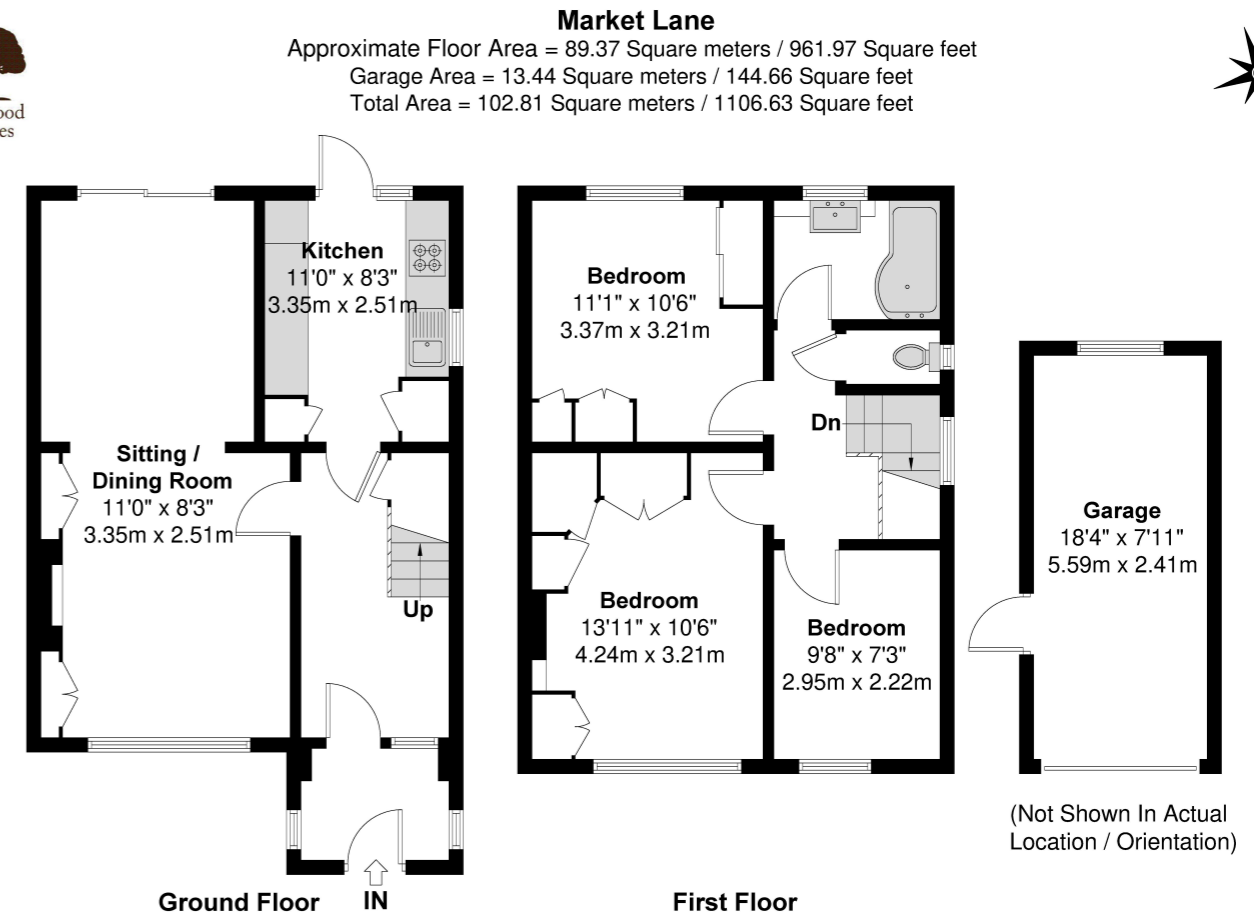


Illustration for identification purposes only, measurements are approximate, not to scale.

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 - 0.6 miles
- Iver - 1.1 miles
- Datchet - 2.5 miles

**Local Schools**

PRIMARY SCHOOLS:

- The Langley Heritage Primary  
220 yards
- Langley Hall Primary Academy  
0.6 miles
- Marish Primary School  
0.6 miles
- Foxborough Primary School  
0.7 miles
- Holy Family Catholic Primary School  
0.9 miles
- The Langley Academy Primary  
1 mile

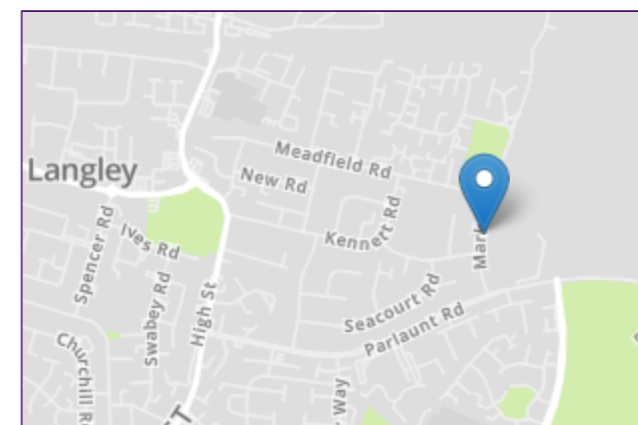
Ryvers School  
1.3 miles

SECONDARY SCHOOLS:

- Langley Hall Arts Academy  
0.9 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	