

This immaculately-presented and versatile semi-detached family home is arranged over three floors and offers approximately 1,095 square ft of accommodation (excluding garage) and is offered to the market with no onward chain.

The ground floor comprises a generous 24ft sitting/dining room providing an excellent space for both everyday living and entertaining. To the rear is a well-appointed stylish kitchen measuring approx 15ft, with direct access to the south-facing rear garden, allowing plenty of natural light throughout the day.

Rising to the first floor, there is a spacious family room also measuring almost 15ft in width, offering flexible accommodation ideal as a reception room, home office, or fourth bedroom. A further bedroom is located on this floor along with a cloakroom. The second floor provides two additional bedrooms and a main family bathroom, making the layout well suited to modern family living.

Externally, the property benefits from a south-facing garden and a car port providing parking for up to 3 vehicles. The location is particularly convenient, being within walking distance of Langley Station and well placed for three highly regarded grammar schools in Langley, making this an ideal home for both families and commuters alike. The property is offered to the market in an immaculate, clean and tidy condition throughout.

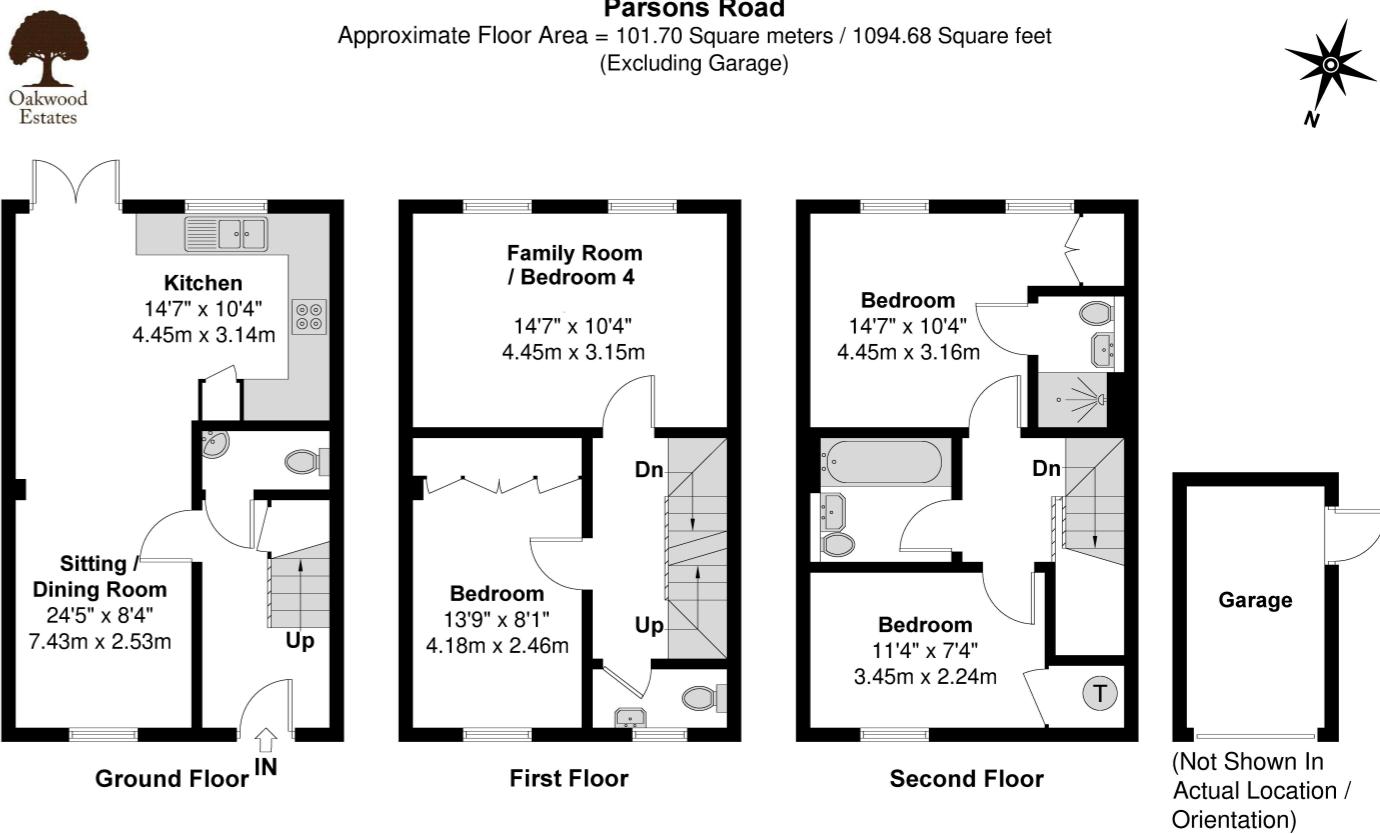
Property Information

- 3/4 BEDROOM SEMI-DETACHED TOWN HOUSE
- KITCHEN OVERLOOKING REAR GARDEN
- BATHROOM AND CLOAKROOM
- SOUTH-FACING REAR GARDEN
- CLOSE TO THREE LOCAL GRAMMAR SCHOOLS

- SPACIOUS SITTING/DINING ROOM
- LARGE FAMILY ROOM/FOURTH BEDROOM ON 1ST FLOOR
- CAR PORT SUITABLE FOR 3 CARS
- WALKING DISTANCE TO LANGLEY STATION
- NO ONWARD CHAIN

| | | | | | |
|----------|-----------------|-----------|----------------|--------|--------|
| | | | | | |
| x4 | x2 | x2 | x3 | Y | Y |
| Bedrooms | Reception Rooms | Bathrooms | Parking Spaces | Garden | Garage |

Floor Plan



Transport Links

NEAREST STATIONS:

Langley - 1.2 miles

Datchet - 1.3 miles

Sunnymeads - 1.6 miles

Local Schools

PRIMARY SCHOOLS:

Holy Family Catholic Primary School

490 yards

Foxborough Primary School

0.5 miles

Castleview Primary School

0.6 miles

Marish Primary School

0.7 miles

The Langley Academy Primary

0.8 miles

SECONDARY SCHOOLS:

Langley Grammar School

780 yards

The Langley Academy

0.8 miles

Ditton Park Academy

0.9 miles

Langley Hall Arts Academy

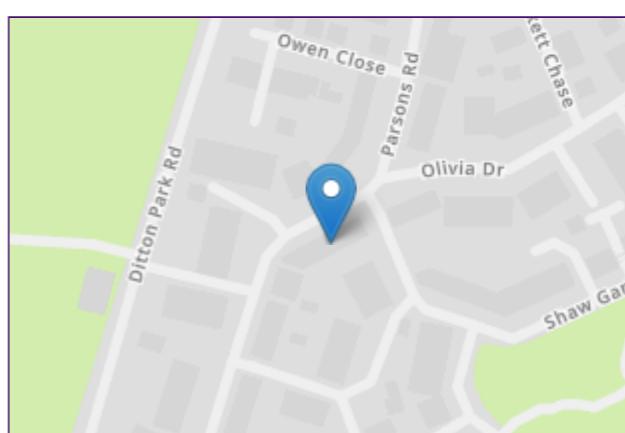
1.1 miles

Council Tax

Band E

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.



| Energy Efficiency Rating | | |
|--|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs (92+) | A | |
| (81-91) | B | 87 |
| (69-80) | C | 77 |
| (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 | | |