

Conveniently located within a peaceful cul-de-sac known as Bessemer Close, this two bedroom terraced property presented in immaculate condition throughout, offers the perfect opportunity for first times buyers and small families alike who are looking to settle in the area.

With easy access to Heathrow and M4/M25 networks, as well as a short distance to highly regarded schools such as Langley Grammar School, the property combines practicality with the advantages of being in a prime setting.

The property consists of a modern kitchen equipped with an integrated dish washer and gas cooker, spacious family room with fitted storage units and a downstairs W/C. The first floor houses two good sized double bedrooms, both benefitting from three piece en-suites.

Externally, the property provides two allocated parking spaces and a low maintenance rear garden.

## Property Information

-  TWO BEDROOM TERRACED PROPERTY
-  TWO ENSUITES AND DOWNSTAIRS W/C
-  FULLY RENOVATED IN 2023
-  QUIET RESIDENTIAL DEVELOPMENT
-  LOW MAINTENANCE REAR GARDEN
-  IMMACULATE CONDITION THROUGHOUT
-  CONVENIENT LOCATION CLOSE TO STATION AND AMENITIES
-  MODERN KITCHEN WITH INTEGRATED APPLIANCES
-  EASY ACCESS TO HEATHROW AND M4/M25 NETWORKS
-  TWO ALLOCATED PARKING SPACES

					
<b>x2</b>	<b>x1</b>	<b>x3</b>	<b>x2</b>	<b>Y</b>	<b>N</b>
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

### Transport Links

#### NEAREST STATIONS:

Langley - 1 mile

Datchet - 1.4 miles

Sunnymeads - 1.7 miles

The Langley Academy Primary

0.7 miles

#### SECONDARY SCHOOLS:

Langley Grammar School

580 yards

### Local Schools

#### PRIMARY SCHOOLS:

Holy Family Catholic Primary School

300 yards

Foxborough Primary School

830 yards

Marish Primary School

0.6 miles

Castleview Primary School

0.6 miles

Langley Hall Arts Academy

1 mile

St Bernard's Catholic Grammar School

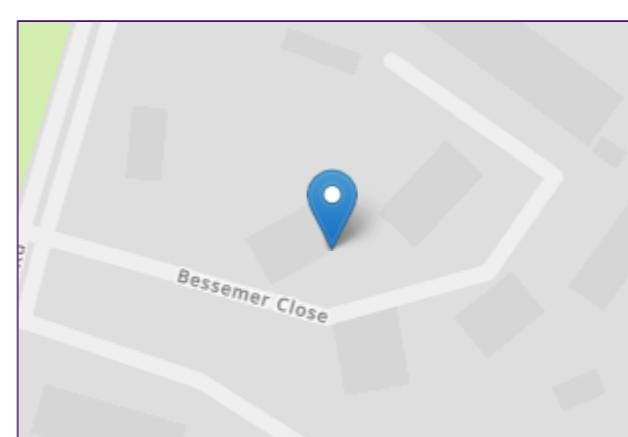
1.3 miles

### Council Tax

Band D

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	89
(81-91)	B	76
(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		



## Floor Plan

