



A fantastic opportunity to purchase a spacious, well maintained and rarely available four bedroom end of terrace property, with planning permission having been applied for to split the existing property into two, two bedroom houses. The property is offered to the market with no onward chain and is located in an ideal location for local Ofsted rated schools such as Langley Hall and Marish Primary schools, Langley Academy and Langley Grammar School all within a mile of the property. Also being just 0.7 miles walking distance from Langley Elizabeth line station.

On entrance, the kitchen, being only five years old, is located to the rear with the family room on the right leading to the impressive 22 x 15ft sitting/ dining room, with sliding doors provided access to the beautifully presented rear garden. There is also access to the detached 15 x 8ft garage.

The first floor has three double bedrooms, two of which are in excess of 15ft in length, with the remaining room of the four being a single bedroom. There is also a well appointed family bathroom.

Externally a well-manicured lawn offers a welcoming entrance, adjacent to the driveway that provides off-street parking for multiple cars. The delightful rear garden is mostly laid to lawn.



Property Information

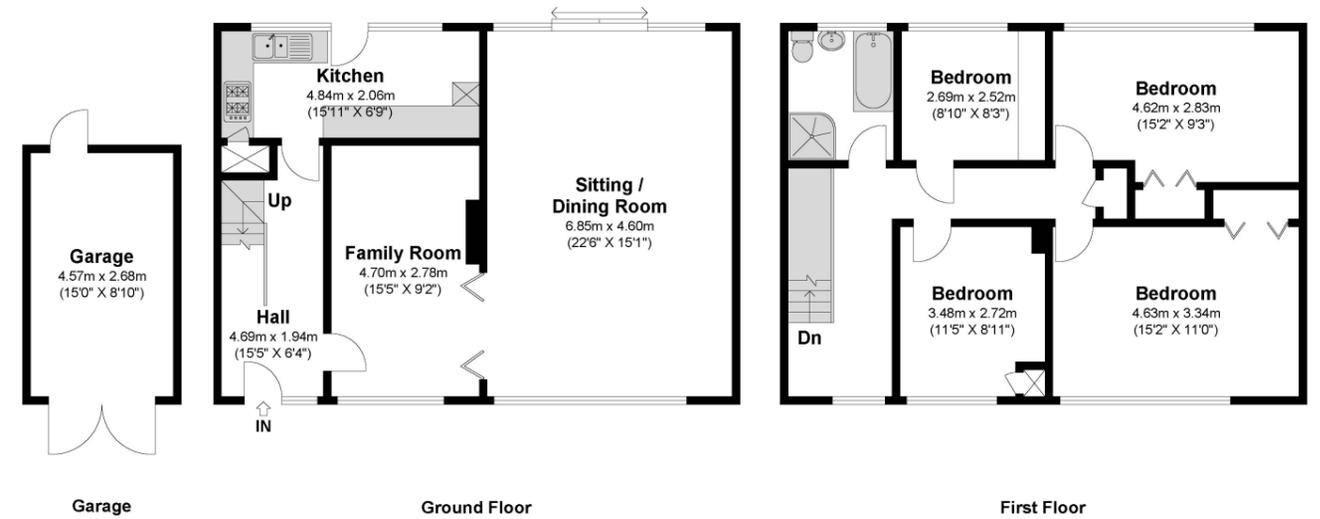
-  NO ONWARD CHAIN
-  MODERN & SPACIOUS THROUGHOUT
-  WALKING DISTANCE TO LANGLEY ELIZABETH LINE STATION
-  DRIVEWAY PARKING FOR MULTIPLE CARS
-  RARELY AVAILABLE CUL-DE-SAC LOCATION
-  PLANNING PERMISSION APPLIED FOR TO SPLIT THE PROPERTY INTO TWO HOUSES
-  IDEALLY LOCATED FOR OFSTED RATED SCHOOLS AS WELL AS LANGLEY GRAMMAR SCHOOL
-  DETACHED GARAGE

					
x4	x2	x1	x2	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan

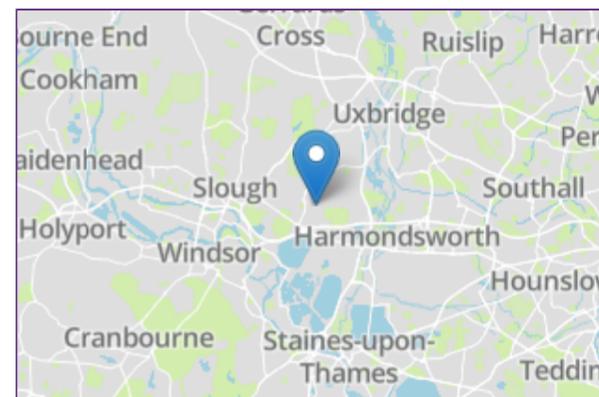


Ash Close
 Approximate Floor Area
 1414.16 Square feet 131.38 Square metres (Excluding Garage)
 Garage Area 131.86 Square feet 12.25 Square metres
 Total Area 1546.02 Square feet 143.63 Square metres (Including Garage)



Illustrations are 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:** 1.3 mile away
- Nearest stations:
- Langley (0.7 mi)
 - Iver (1.7 mi)
 - Datchet (2.9 mi)
- Local Schools:**
- PRIMARY SCHOOLS**
- The Langley Heritage Primary
0.2 miles away
 - Langley Hall Primary Academy
0.4 miles away
 - Marish Primary School
0.7 miles away
 - Holy Family Catholic Primary School
1.0 miles away
 - The Langley Academy Primary
- SECONDARY SCHOOLS**
- Langley Grammar School
0.7 miles away
 - The Langley Academy
0.9 mile away
 - Ditton Park Academy
2.0 miles away
 - Upton Court Grammar School
2.2 miles away
- Council Tax**
Band E