



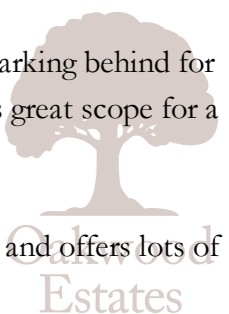
Ideally situated within the highly-sought after 2015 Kings Reach development, a stones throw from Ditton Park Academy and within walking distance of Upton Court, St Bernard's grammar schools, and withing the Castleview Catchment, whilst also being priority area for Langley Grammar School, is this four bedroom semi-detached town house offered to the market in immaculate decorative order.











The ground floor offers downstairs cloakroom, 13ft kitchen to the front offering a gas cooker, and a spacious 16ft living/dining room at the back of the property featuring French doors opening to an orangery, and stylish media wall.

Two double bedrooms on the first floor stretch more than 14ft covering the width of the house, both benefiting fitted wardrobes and access to a modern family bathroom. The second floor provides a third and fourth bedrooms, one currently being utilised as an office. The impressive south-facing master bedroom overlooks the front of the house and comprises fitted wardrobes and a stylish en-suite shower room.

The rear garden offers a low maintenance outdoor space, mostly laid to a well-kept lawn, with parking behind for two cars and additional visitor parking bays. There is space to the side of the property that offers great scope for a side extension (STPP).

The property is located within catchment area of the highly desirable Castleview Primary School and offers lots of space suitable for a large family.



-  FOUR BEDROOM SEMI-DETACHED PROPERTY
-  2015 KINGS REACH DEVELOPMENT
-  THREE BATHROOMS INCLUDING DOWNSTAIRS CLOAKROOM & EN-SUITE
-  16FT RECEPTION ROOM
-  PARKING AT THE REAR
-  TOWN HOUSE SET ACROSS THREE FLOORS
-  HIGHLY SOUGHT-AFTER LOCATION CLOSE TO UPTON COURT GRAMMAR SCHOOL
-  SPACIOUS CONSERVATORY
-  GOOD CONDITION THROUGHOUT
-  1298 SQUARE FT

					
x4	x1	x3	x2	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Kings Reach
Approximate Floor Area = 120.63 Square meters / 1298.45 Square feet

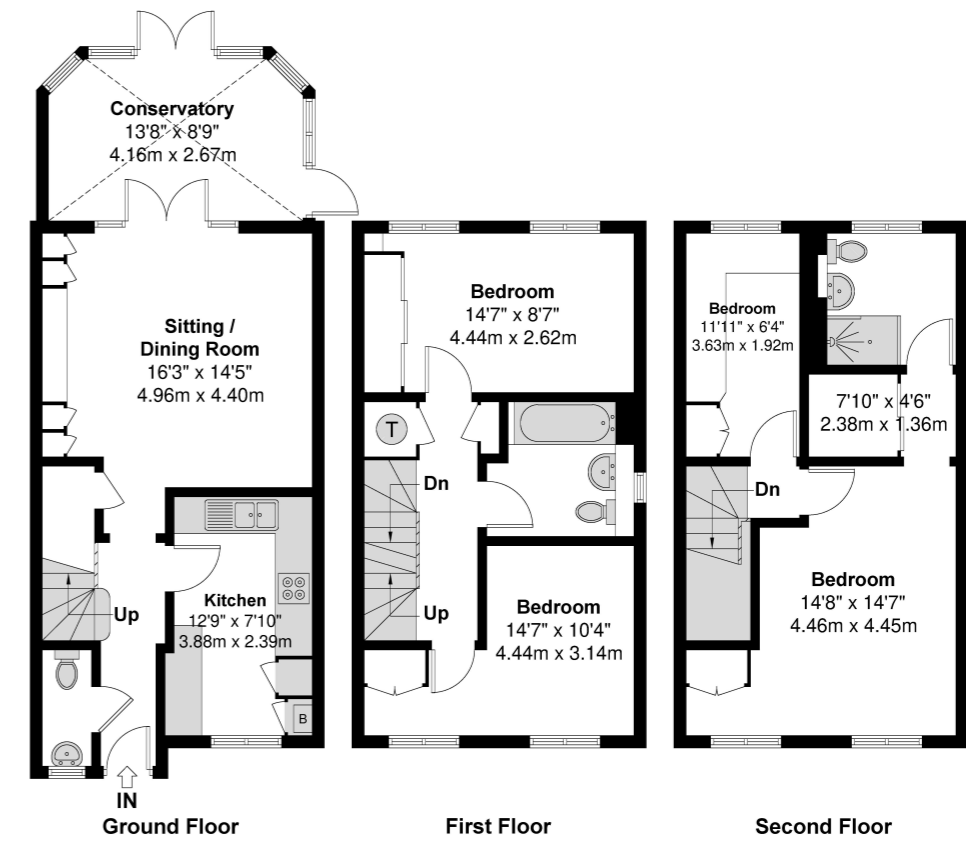


Illustration for identification purposes only, measurements are approximate, not to scale.

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

- Slough - 1.8 miles
- Langley - 1.9 miles
- Datchet - 2.2 miles

Local Schools

PRIMARY SCHOOLS

Castleview primary school
0.2 miles

Ryvers School
0.5 miles

Langley Academy Primary
0.7 miles

SECONDARY SCHOOLS

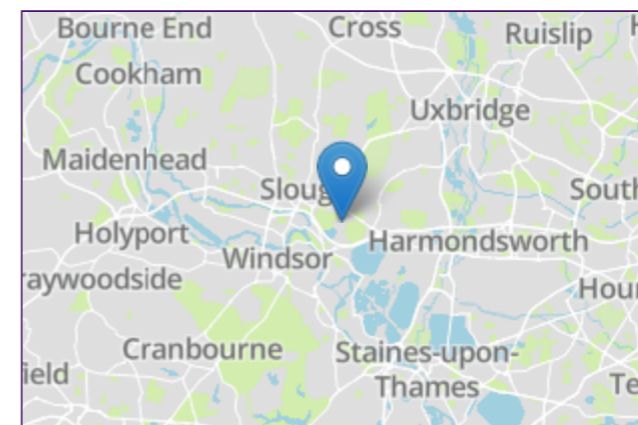
Ditton Park Academy
0.2 miles

St Bernard's Catholic Grammar School
0.5 miles

Upton Court Grammar Schools
0.5 miles

Langley Grammar School
0.8 miles

Council Tax
Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	85	
(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	