

Benefiting from no onward chain and presented in immaculate condition having undergone refurbishment, this conveniently located three bedroom terraced property sits within walking distance to local schools, making it an attractive prospect for investors and young families.

The property consists of a welcoming entrance hall that leads to a large 24ft reception room, complimented by a brick feature partition and, a modern kitchen featuring integrated appliances and a gas cooker.

The second floor houses two generous double bedrooms and one single as well as the main family bathroom.

Externally, the property offers an attractive front garden, low maintenance rear garden mostly laid to lawn and parking for two cars situated at the back of the property.

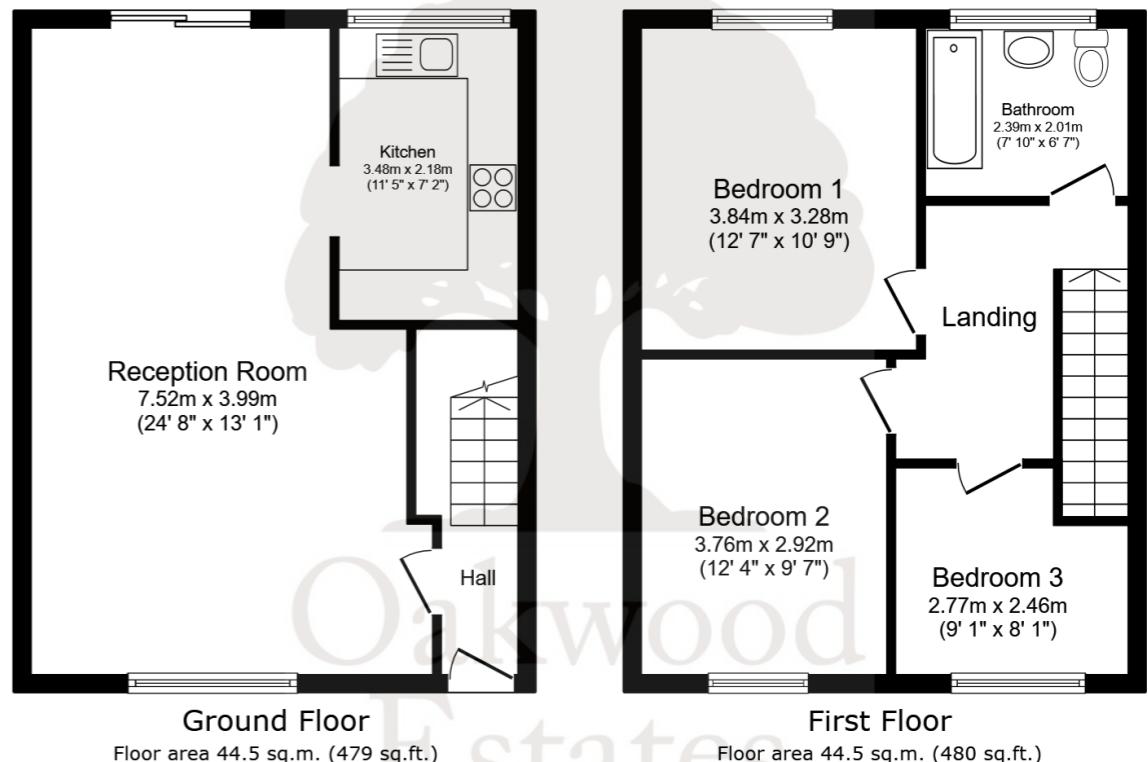
The property is perfectly situated a very short walk from Langley leisure centre, and many local schools including Langley Grammar School. Langley station, servicing Elizabeth Line into London, is less than one mile away.

Property Information

- THREE BEDROOM TERRACED PROPERTY
- NO ONWARD CHAIN FOR A POTENTIAL QUICK SALE
- LARGE FAMILY ROOM
- UNDERGONE REFURBISHMENT
- ATTRACTIVE FRONT GARDEN AND LOW MAINTENANCE REAR GARDEN
- IMMACULATE CONDITION THROUGHOUT
- POPULAR RESIDENTIAL LOCATION WITHIN WALKING DISTANCE TO LOCAL SCHOOLS
- MODERN KITCHEN EQUIPPED WITH INTEGRATED APPLIANCES
- SHORT DISTANCE TO LANGLEY STATION AND ELIZABETH LINE
- PARKING FOR TWO CARS

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

Floor Plan



Transport Links

NEAREST STATIONS:

Langley - 0.8 miles

Iver - 1.6 miles

Datchet - 2 miles

Langley Hall Primary Academy
0.6 miles

SECONDARY SCHOOLS:

Langley Grammar School
0.6 miles

Local Schools

PRIMARY SCHOOLS:

Foxborough Primary School
250 yards

The Langley Academy
0.8 miles

Langley Hall Arts Academy
1 mile

Holy Family Catholic Primary School
750 yards

Ditton Park Academy
1.5 miles

Marish Primary School
half a mile

St Bernard's Catholic Grammar School
1.7 miles

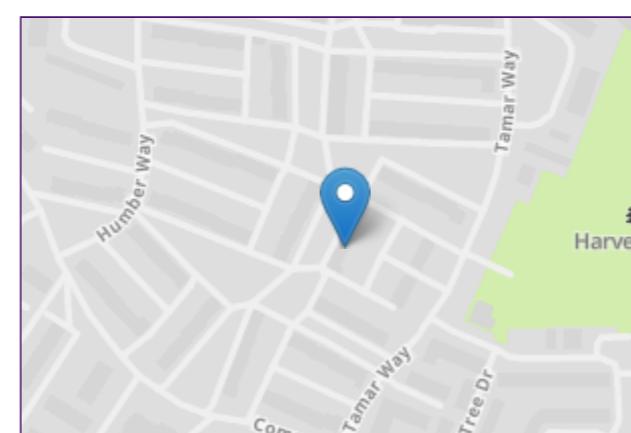
The Langley Heritage Primary
0.5 miles

Council Tax
Band C

Total floor area: 89.1 sq.m. (959 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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	86
(81-91)	B	
(69-80)	C	61
(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		