



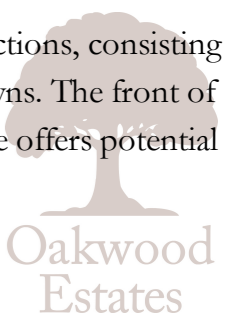
This four bedroom detached property occupies a generous plot located just off Langley Road and stretches an impressive 1520 square ft internally, also benefitting an extensive outdoor space.

The property is located a stone's throw from both Langley Academy and Langley Grammar School, as well as being within walking distance of the new Crossrail station, making an ideal all-round family purchase.

The property benefits an existing single rear extension, creating a spacious 14ft kitchen and third reception room that is currently being utilised as separate dining area that overlooks the garden. Two other reception rooms consist of a 14ft living room and additional family area, all with access to downstairs cloakroom.

A generous 16ft ground floor bedroom is also located downstairs, whilst three further rooms all double in size, are found upstairs. Continuing on the same floor is a fully-tiled shower room.

The west-facing rear garden is made up of multiple parts, divided into three maintainable sections, consisting of multiple patio areas suitable for outdoor furniture, mature shrubs and well-manicured lawns. The front of the property is paved providing off-street parking for up to three cars and an integral garage offers potential for study/office conversion.



## Property Information

-  FOUR BEDROOM DETACHED PROPERTY
-  16FT GROUND FLOOR BEDROOM WITH EN-SUITE
-  THREE RECEPTIONS
-  DRIVEWAY PARKING FOR 3 CARS
-  1520 SQUARE FEET
-  WALKING DISTANCE TO LANGLEY GRAMMAR SCHOOL AND LANGLEY STATION
-  EXISTING SINGLE REAR EXTENSION
-  LARGE GARDEN DIVIDED INTO 3 MAINTAINABLE SECTIONS
-  INTEGRAL GARAGE

					
<b>x4</b>	<b>x3</b>	<b>x3</b>	<b>x3</b>	<b>Y</b>	<b>Y</b>
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Floor Plan

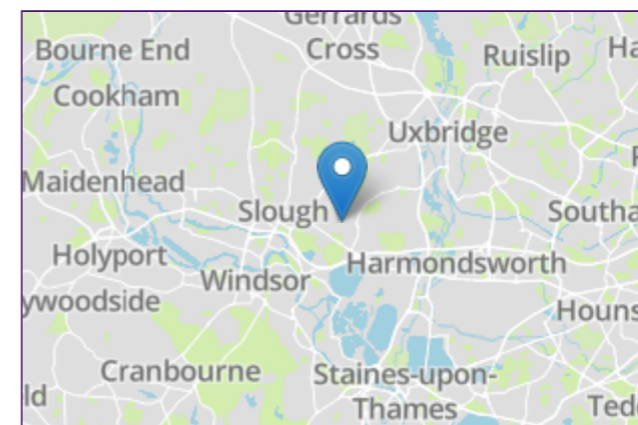


**St Mary's Road**  
 Approximate Floor Area  
 1394.36 Square feet 129.54 Square metres (Excluding Garage)  
 Garage Area 126.36 Square feet 11.74 Square metres  
 Total Area 1520.72 Square feet 141.28 Square metres (Including Garage)



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

NEAREST STATIONS:

- Langley - 0.5 miles
- Slough - 1.6 miles
- Datchet - 2 miles

### Local Schools

PRIMARY SCHOOLS

- The Langley Academy Primary  
360 yards
- Ryvers School  
660 yards
- Langley Hall Primary Academy  
810 yards
- Marish Primary School  
0.5 miles
- Holy Family Catholic Primary School  
0.8 miles
- The Langley Heritage Primary  
0.9 miles

SECONDARY SCHOOLS

- The Langley Academy