



Nestled in a quiet residential area, and ideally located within a short commute to local schools and Heathrow Airport, this well presented three bedroom terraced property presents a great opportunity for first time buyers and those looking for investment.

The ground floor features a spacious 14ft sitting area, a separate dining space with double doors leading to the garden, and the kitchen equipped with a gas cooker and oven.








The first floor comprises two good sized double bedrooms and one single, as well as a three-piece family bathroom.

The property also offers both a front garden and a low maintenance rear garden which are mostly laid to lawn.

Additional benefits include, one allocated parking spot along with ample visitor parking and a garage to enhance storage options.



## Property Information

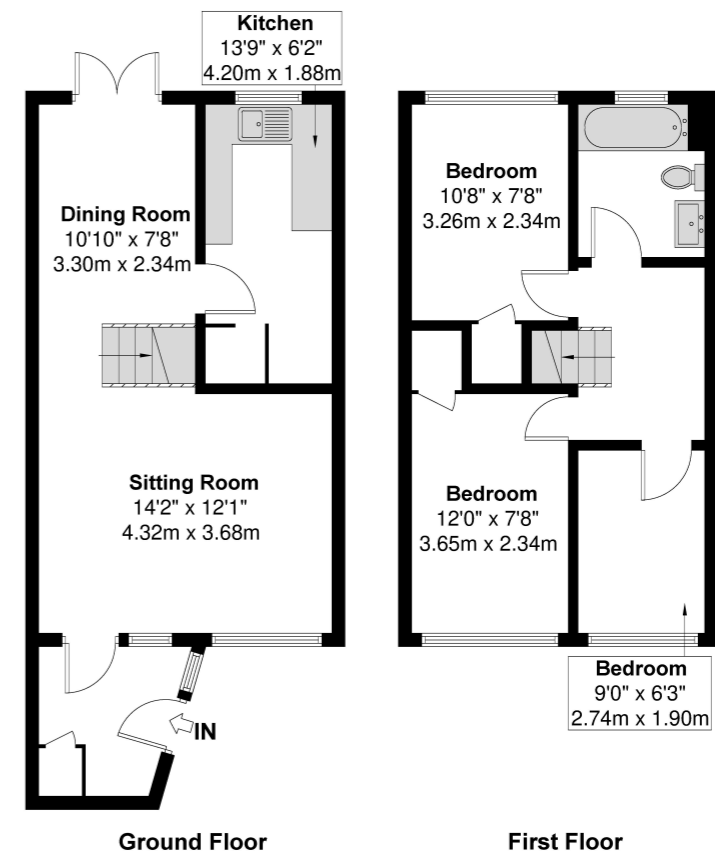
-  **THREE BEDROOM MID TERRACED PROPERTY**
-  **SPACIOUS LIVING SPACE**
-  **GREAT OPPORTUNITY FOR FIRST TIME BUYERS AND INVESTORS**
-  **SHORT DISTANCE TO LOCAL SCHOOLS AND HEATHROW AIRPORT**
-  **EASY ACCESS TO M4 AND M25 NETWORKS**
-  **ALLOCATED PARKING AND GARAGE**
-  **LOW MAINTENANCE FRONT AND REAR GARDEN**

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

## Floor Plan



**Pepys Close**  
Approximate Floor Area = 74.81 Square meters / 805.25 Square feet



Ground Floor First Floor  
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:

- Langley- 1.5 miles
- Sunnymeads- 1.6 miles
- Iver- 1.9 miles
- Datchet- 2 miles

### Local Schools

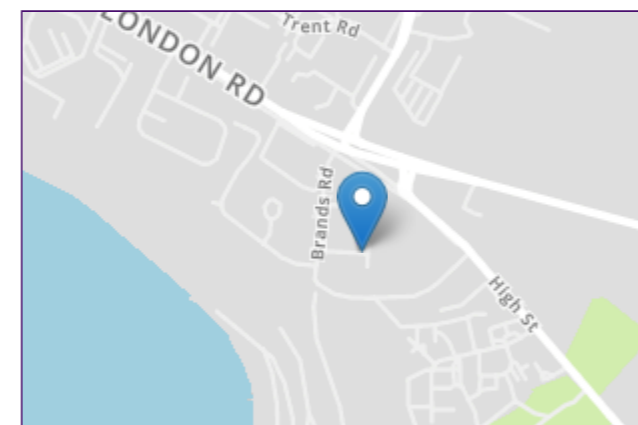
Primary Schools:

- Colnbrook Church of England Primary School  
0.6 miles
- Foxborough Primary School  
0.6 miles
- Holy Family Catholic Primary School  
0.8 miles
- Marish Primary School  
1.1 miles

The Langley Heritage Primary  
1.1 miles

Secondary Schools:

- Langley Grammar School  
1.1 miles
- The Langley Academy  
1.4 miles
- Langley Hall Arts Academy  
1.6 miles
- Ditton Park Academy  
1.8 miles
- Council Tax**  
Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	73	
(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	