



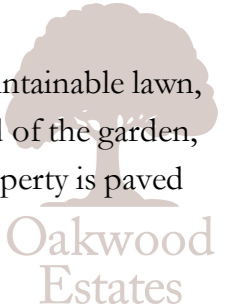
Offered to the market in vacant possession with the added benefit of no onward chain, this four bedroom semi-detached family home has been expertly extended to provide commodious accommodation arranged across three floors.

The ground floor comprises a large entrance hallway that provides an impressive welcome into the home, downstairs cloakroom, 16ft bay-fronted living room and a separate dining room. The rear extension provides a modern high-gloss fitted kitchen with granite worktops, and an additional family room that overlooks the rear garden. Three spacious receptions provide substantial space ideal for keeping living, dining and entertaining separate.

Three well-proportioned bedrooms and a modern family bathroom are located on the first floor, whilst the former loft has been converted to provide further accommodation on the second floor, including a spectacular 20ft master bedroom with en-suite shower and ample storage within the eaves.

The south-east facing rear garden enjoys lots of natural sunlight, and is mostly laid to a maintainable lawn, with convenient patio surround. A 22ft brick-built summer house is also located at the end of the garden, boasting power, light and water supply serviced by a separate boiler. The front of the property is paved offering off-street parking suitable for 3 or 4 cars.

The property is perfectly situated a short walk from Castleway Primary School and three local supermarkets.



Property Information

Floor Plan

-  **FOUR BEDROOM SEMI-DETACHED FAMILY HOME**
-  **22FT BRICK-BUILT SUMMER HOUSE WITH SEPARATE BOILER**
-  **IDEAL LOCATION FOR GRAMMAR SCHOOLS**
-  **THREE BATHROOMS INCLUDING DOWNSTAIRS CLOAKROOM & EN-SUITE**
-  **THREE RECEPTION ROOMS**
-  **EXTENDED TO REAR AND LOFT**
-  **LOW-MAINTENANCE SOUTH-EAST FACING REAR GARDEN**
-  **SUPERB CONDITION THROUGHOUT**
-  **UNDERFLOOR HEATING**
-  **NO ONWARD CHAIN**

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

Approximate Gross Internal Area
 Ground Floor = 92 sq m / 990 sq ft
 First Floor = 45.6 sq m / 491 sq ft
 Second Floor = 38.2 sq m / 411 sq ft
 (Including Eaves)
 Outbuilding = 26.9 sq m / 289 sq ft
 Total = 202.7 sq m / 2,181 sq ft



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 Station - 1.2 miles
- Datchet Station - 1.3 miles
- Slough Station - 1.4 miles

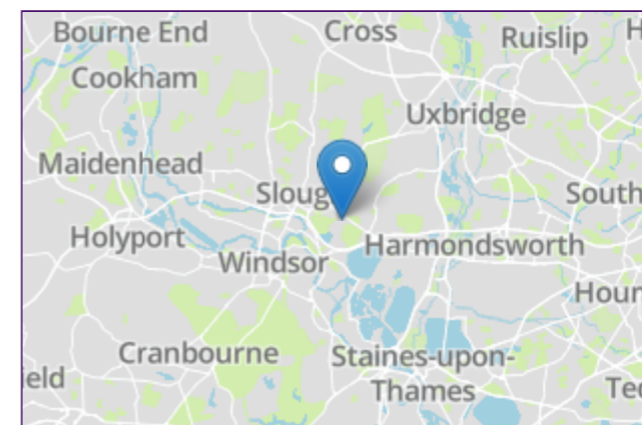
Local Schools

PRIMARY SCHOOLS

- Castleview Primary School
0.3 miles away
- Ryvers Primary School
0.5 miles away
- Langley Academy Primary
0.7 miles away

SECONDARY SCHOOLS

- Ditton Park Academy
0.2 miles away
- Upton Court Grammar School
0.4 miles away
- St. Bernard's Catholic Grammar School
0.4 miles away
- Langley Grammar School



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		80