



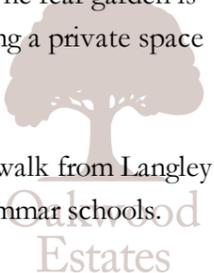
Stretching 1,757 square, this 4 bedroom semi-detached property is situated within the ever-popular 2018 Barratt Homes development known as 'Marlborough Grove' and features adaptable and spacious accommodation across three floors.

The ground floor features a downstairs cloakroom, a convenient utility room and an outstanding 17ft modern kitchen boasting tiled floor, French doors to rear garden, skylight windows, space for dining furniture and several integrated appliances including fridge freezer and dishwasher within the breakfast island.

The first floor offers a 17ft living room with double Juliet balconies, spacious family bathroom, and two bedrooms overlooking the rear. The top floor of the property allows for a further two double bedrooms both with en-suite showers and stretching 17ft each across the width of the property.

Externally there are two allocated parking spaces directly in front of the house as well as an integral single garage, providing the potential to convert into an additional reception room or ground floor bedroom. The rear garden is very low-maintenance, mostly laid to artificial lawn with side access, and an upper patio providing a private space for garden furniture. The garden enjoys a very high degree of privacy.

The property is finished to a very high standard throughout and is perfectly situated a very short walk from Langley station, as well as being within easy reach of many local schools including the three local grammar schools.



Property Information

Floor Plan

-  SEMI-DETACHED TOWN HOUSE
-  OVER 1,750 SQ FT
-  ALLOCATED PARKING FOR 2 CARS DIRECTLY IN FRONT
-  17FT KITCHEN DINER WITH SKYLIGHT WINDOWS
-  INTEGRAL SINGLE GARAGE
-  2018 MARLBOROUGH GROVE DEVELOPMENT
-  LOW MAINTENANCE REAR GARDEN
-  SUPERB MODERN CONDITION THROUGHOUT
-  CLOSE TO LANGLEY STATION

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



Kenyon Way
 Approximate Floor Area = 147.66 Square meters / 1589.41 Square feet
 Garage Area = 15.65 Square meters / 168.45 Square feet
 Total Area = 163.31 Square meters / 1757.86 Square feet

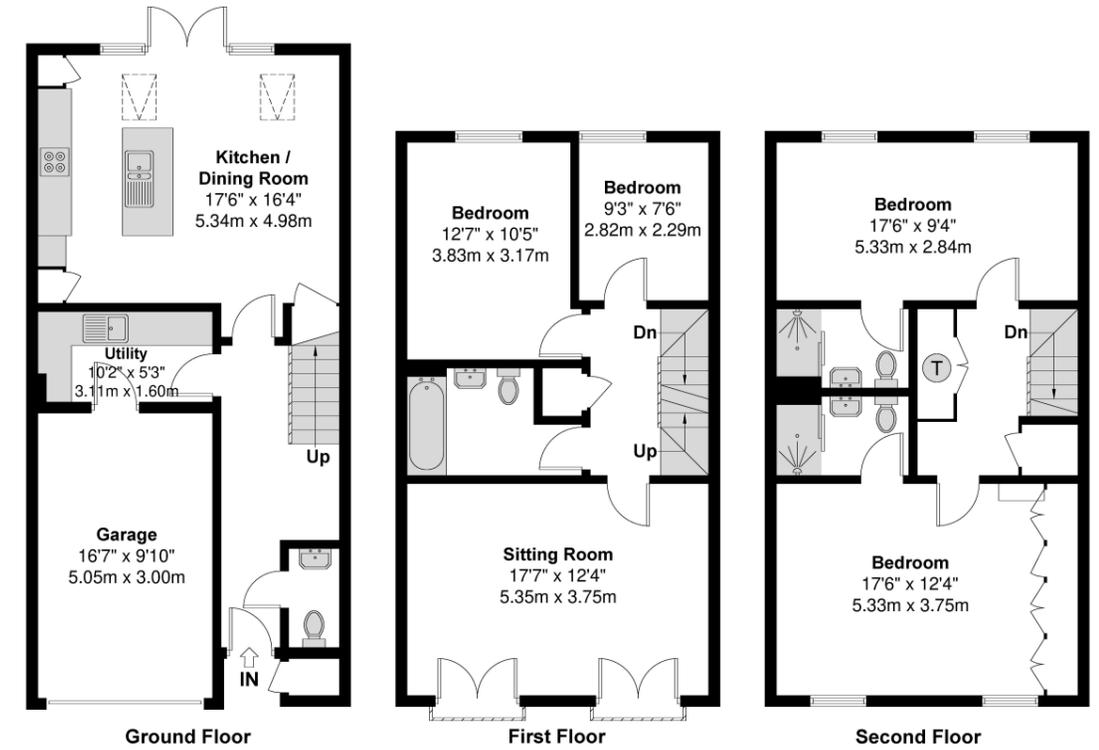


Illustration for identification purposes only, measurements are approximate, not to scale.

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:

- Langley (0.3 miles)
- Slough (2.3 miles)
- Datchet (2.8 miles)

Local Schools

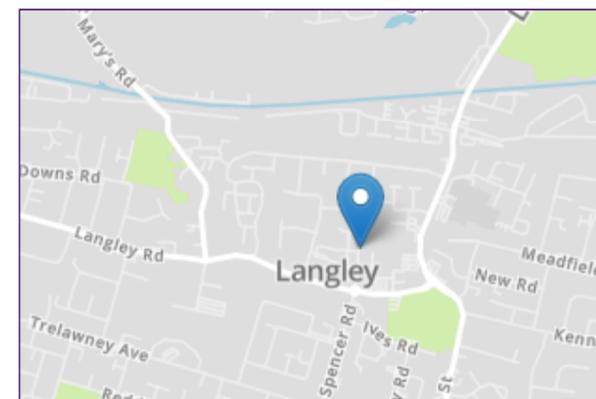
PRIMARY SCHOOLS:

- Langley Academy Primary
0.1 miles
- Ryvers School
0.3 miles away
- Langley Hall Primary Academy
0.5 miles away
- Marish Primary School
0.5 miles away

Castleview Primary School
0.7 miles away

SECONDARY SCHOOLS

- The Langley Academy
0.2 miles
- Langley Grammar School
0.5 miles
- St Bernard's Catholic Grammar School
0.8 miles away
- Ditton Park Academy
0.9 miles away
- Upton Court Grammar School
1 mile away
- Council Tax**
Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(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	