



Located on the highly desirable cul-de-sac, The Glen, within catchment for the sought-after Castlevew primary school, is this fantastic three bedroom semi-detached house. The property is offered to the market with no onward chain and an abundance of scope for future extensions (STPP) and internal renovation, making this the ideal purchase and family home.

The ground floor features a spacious entrance hallway, to the front a 11ft bay fronted dining room, kitchen and 13ft living room with sliding patio doors overlooking the rear garden. The first floor offers three double bedrooms, the master occupying bay window, and a fully-tiled family bathroom.



Externally there is a well manicured front lawn adjacent to a driveway that provides parking for 2-3 cars. To the rear is single detached brick-built garage. An exceptional rear garden is accessible via the side of the property or through the back of the house. It is mostly laid to lawn with plants and shrubbery borders creating a high degree of privacy.



# Property Information

# Floor Plan

- NO ONWARD CHAIN
- POTENTIAL TO EXTEND (STPP)
- DETACHED GARAGE & DRIVEWAY
- SEPERATE BAY FRONTED DINING ROOM
- SHORT WALK TO BOTH ST BERNARD'S AND UPTON COURT GRAMMAR SCHOOLS
- THREE BEDOOM SEMI DETACHED HOUSE
- CASTLEVIEW CATCHMENT AREA
- WELL MAINTAINED SOUTH FACING REAR GARDEN
- IMPRESSIVE CORNER PLOT

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



**The Glen**  
 Approximate Floor Area = 91.40 Square meters / 983.82 Square feet  
 Garage Area = 18.01 Square meters / 193.85 Square feet  
 Total Area = 109.41 Square meters / 1177.67 Square feet

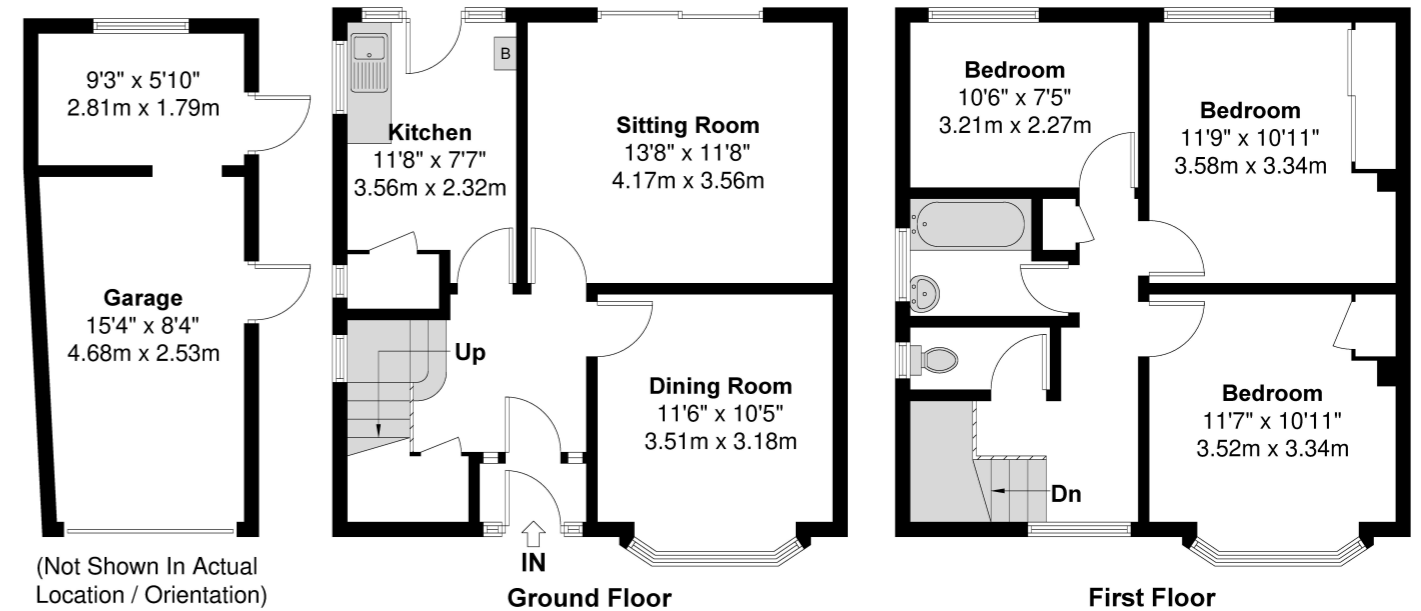


Illustration for identification purposes only, measurements are approximate, not to scale.

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 - 1.1 miles
- Datchet - 1.3 miles
- Slough - 1.3 miles

The property is situated close to J5 of M4 motorway with links to M25 and M40.

## Local Schools

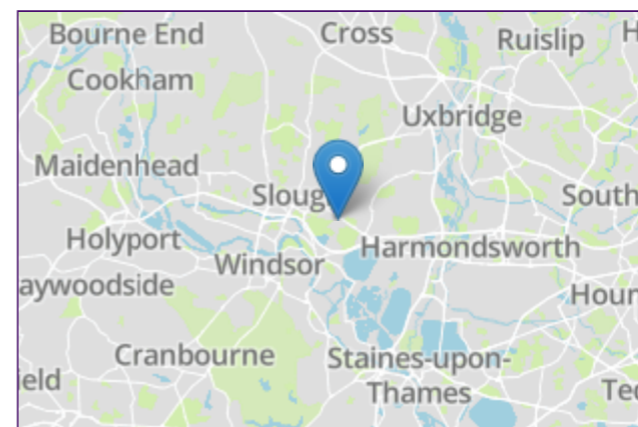
### PRIMARY SCHOOLS:

- Castleview Primary School  
0.2 miles
- Ryvers School  
0.3 miles
- The Langley Academy Primary  
0.6 miles
- St Mary's Church of England Primary School  
0.8 miles
- Holy Family Catholic Primary School  
0.9 miles
- Marish Primary School  
1 mile

Langley Hall Primary Academy  
1.1 miles

### SECONDARY SCHOOLS:

- Ditton Park Academy  
0.2 miles
- St Bernard's Catholic Grammar School  
0.4 miles
- Upton Court Grammar School  
0.5 miles
- Langley Grammar School  
0.7 miles
- The Langley Academy  
0.7 miles
- Langley Hall Arts Academy  
1 mile
- Churchmead Church of England (VA) School  
1.1 miles
- Council Tax**  
Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	61	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			