



Ideally positioned towards the end of a quiet cul-de-sac close to Parlaunt Road and Langley High Street is this traditional three bedroom semi-detached family home offering stylish and modern touches, and presented in a superb condition throughout.









The entrance hallway provides access to a single garage, the kitchen, and a spacious 18ft living room with a large conservatory overlooking the rear garden. There are three very good size bedrooms on the first floor, the master bedroom approximately 14ft with ample space for wardrobes. The family bathroom has been recently renovated and now features contemporary grey tiles floor to ceiling, underfloor heating, and a three-piece suite.

Externally the rear garden has been very well maintained and features well-manicured lawn and decking area offering space for garden furniture with recently constructed modern pergola. The front of the property offers driveway parking for one car and front lawn.

The property is situated close to multiple local schools and is within walking distance of Langley station making this an ideal home for a family commuter.



Property Information

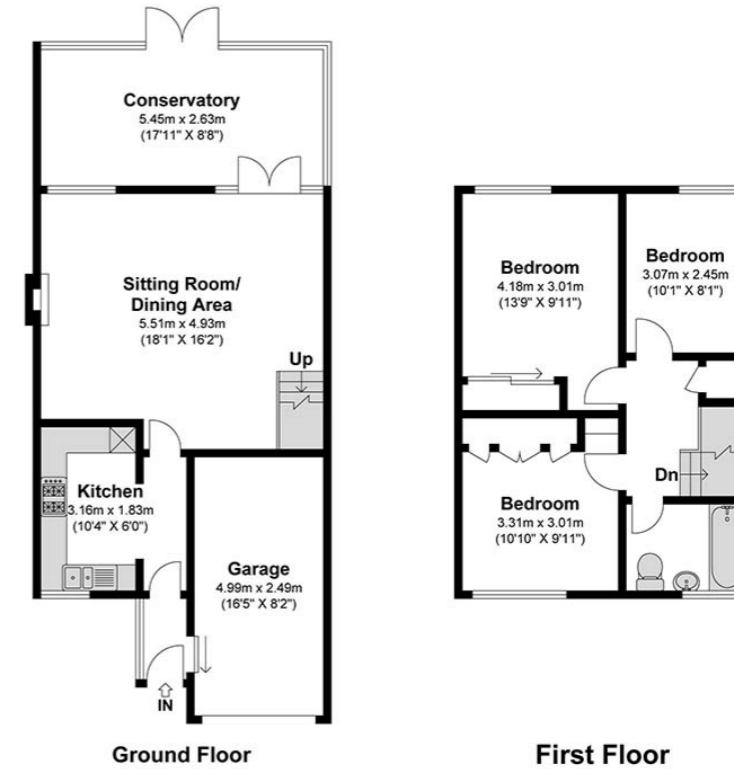
-  THREE BEDROOM SEMI-DETACHED HOUSE
-  LARGE CONSERVATORY
-  INTEGRAL SINGLE GARAGE & DRIVEWAY PARKING
-  WALKING DISTANCE TO LOCAL SCHOOLS AND LANGLEY STATION
-  18FT LIVING ROOM / DINER
-  RE-FITTED FULLY TILED MODERN BATHROOM WITH UNDERFLOOR HEATING
-  QUIET CUL-DE-SAC CLOSE TO LANGLEY HIGH STREET
-  LOW MAINTENANCE REAR GARDEN WITH ATTRACTIVE DECKING AREA

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

Floor Plan



Horsemoor Close
 Total Approximate Floor Area
 999.53 Square feet 92.86 Square metres (Excluding Garage)
 Garage Area 133.79 Square feet 12.43 Square metres
 Total Area 1133.32 Square feet 105.29 Square metres



Ground Floor
 First Floor
 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 (0.6 miles)
- Iver (1.8 miles)
- Datchet (2.3 miles)

The property is also situated close to J5 of M4 providing links to M40 and M25, and a short drive from Heathrow airport.

Local Schools

PRIMARY SCHOOLS:

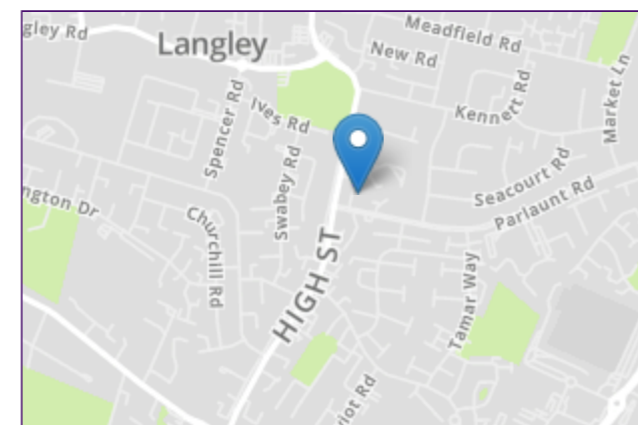
- Parlaunt Park Primary Academy
0.5 miles away
- Langley Hall Primary Academy
0.5 miles away
- Marish Primary School
0.2 miles away

Holy Family Catholic Primary School
0.5 miles away

SECONDARY SCHOOLS:

- Langley Grammar School
0.7 miles away
- The Langley Academy
0.8 miles away
- St Bernard's Catholic Grammar School
1.7 miles away
- Upton Court Grammar School
1.8 miles away

Council Tax
Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		71
(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	