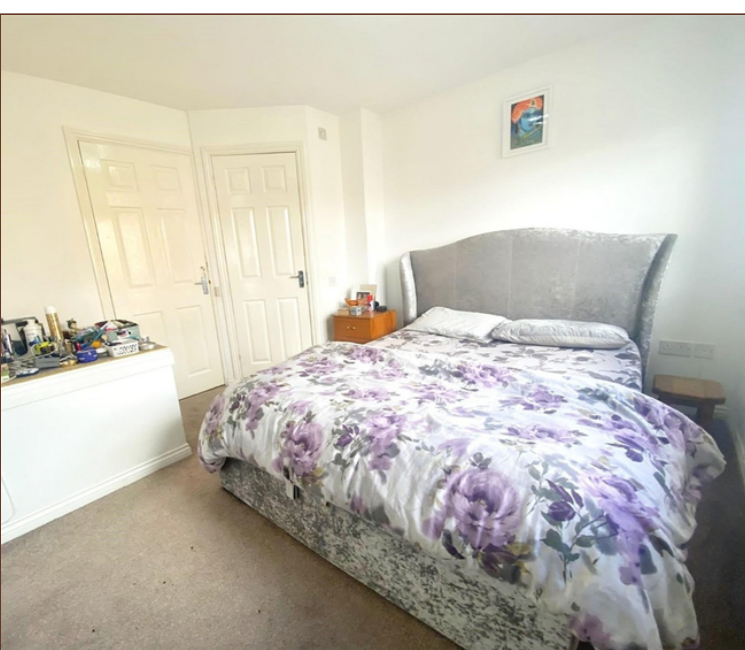


This three bedroom detached family home is situated on a quiet development, approximately 0.8 miles from Langley High Street and Crossrail station.

The property is offered to the market as well-presented and the ground floor features two reception rooms with the inclusion of a 17ft living room and an 11ft office/playroom. The rear of the house comprises an 18ft fitted kitchen which has been opened out to allow more light and space. There is also a downstairs cloakroom and small garage for storage.



The first floor offers three well-proportioned bedrooms and a family bathroom, whilst the master bedroom also benefits from an en-suite shower room.

Externally there is off street parking for three cars on the driveway, whilst to the rear the garden is private and well secluded.

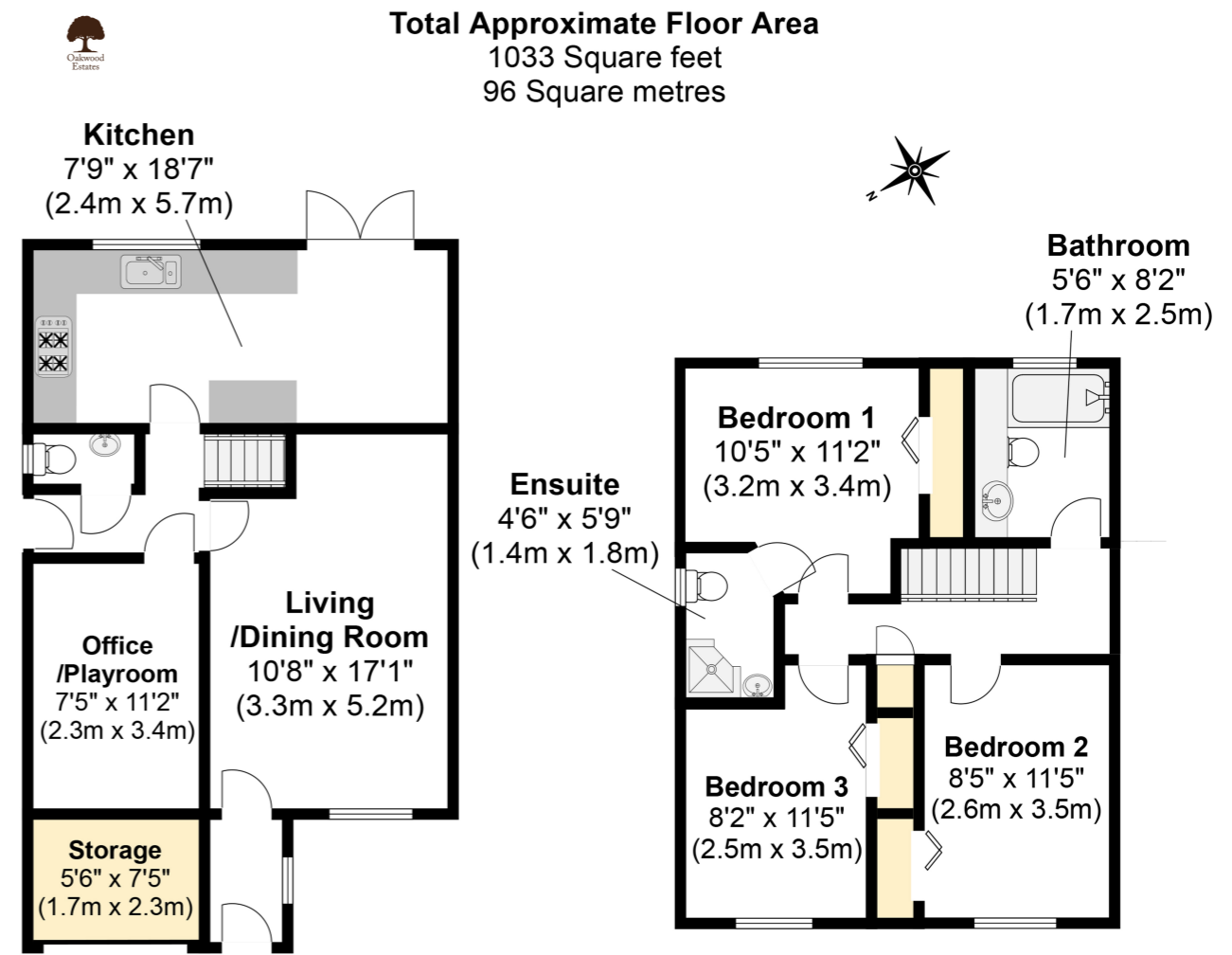


# Property Information

# Floor Plan

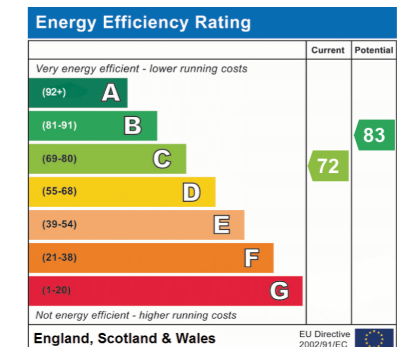
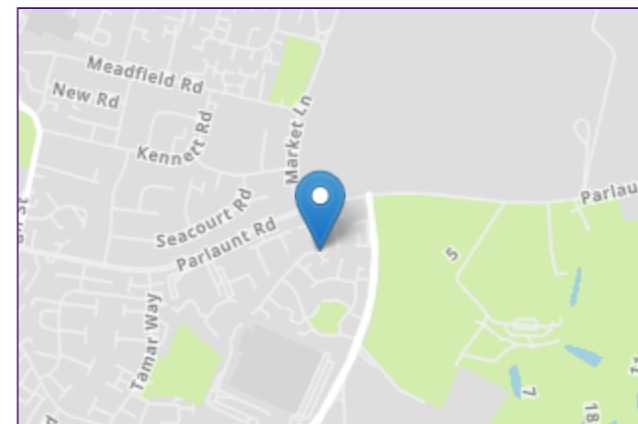
- THREE BEDROOM DETACHED FAMILY HOME
- QUIET CUL-DE-SAC WITHIN A MODERN DEVELOPMENT
- 0.8 MILES FROM LANGLEY STATION
- 17FT LIVING ROOM
- 18FT OPEN PLAN FITTED KITCHEN
- GARAGE PARTIALLY CONVERTED TO CREATE OFFICE/PLAYROOM WITH STORAGE
- EN-SUITE SHOWER TO MASTER BEDROOM
- DOWNSTAIRS CLOAKROOM
- PARKING FOR THREE CARS

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



**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 (0.7m)
- Iver (1.2m)
- Sunnymeads (2.4m)

The property is ideally located for M4 and M25 motorways, Heathrow Airport and Langley's Crossrail station are also a short commute away.

### Local Schools

#### PRIMARY SCHOOLS

- Parlaunt Park Primary School  
0.8 miles away
- Foxborough Primary School  
0.8 miles away
- Holy Family Catholic Primary school  
1 mile away

Colnbrook Church of England Primary School  
2.1 miles away

#### SECONDARY SCHOOLS

- The Langley Academy  
1 mile away
- Langley Grammar School  
1.2 miles away
- St Bernard's Catholic Grammar School  
1.8 miles away
- Ditton Park Academy  
2.1 miles away
- Council Tax**  
Band D