

This immaculate and modernised two bedroom cluster house is ideally located adjacent to Langley Heritage primary school. The property has been recently renovated to a very high standard and is presented in excellent condition throughout.

The ground floor features a bright and spacious open-plan kitchen, sitting and dining area, complemented by a separate utility. Upstairs offers two well-proportioned bedrooms and a contemporary and spacious bathroom.

Outside, there is a private, east-facing side garden, laid entirely to patio providing a very low-maintenance outdoor space, along with one allocated parking space.

The property provides an outstanding opportunity for professionals, small families or investors, seeking an excellent starter home in a great location. The property sits a 10 minute walk from Langley station, servicing Crossrail's Elizabeth Line into London. Multiple other outstanding local schools are also within easy reach, and Maplin Park recreation ground just a 150m walk.

# Property Information

-  TWO BEDROOM CLUSTER HOUSE
-  LARGE OPEN PLAN KITCHEN AND LIVING AREA
-  TWO DOUBLE BEDROOMS
-  EAST-FACING PRIVATE PATIO GARDEN
-  IDEAL FOR FIRST TIME BUYERS & INVESTORS

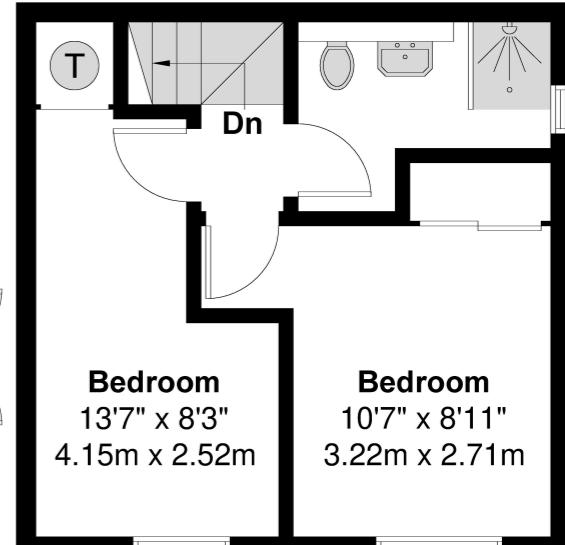
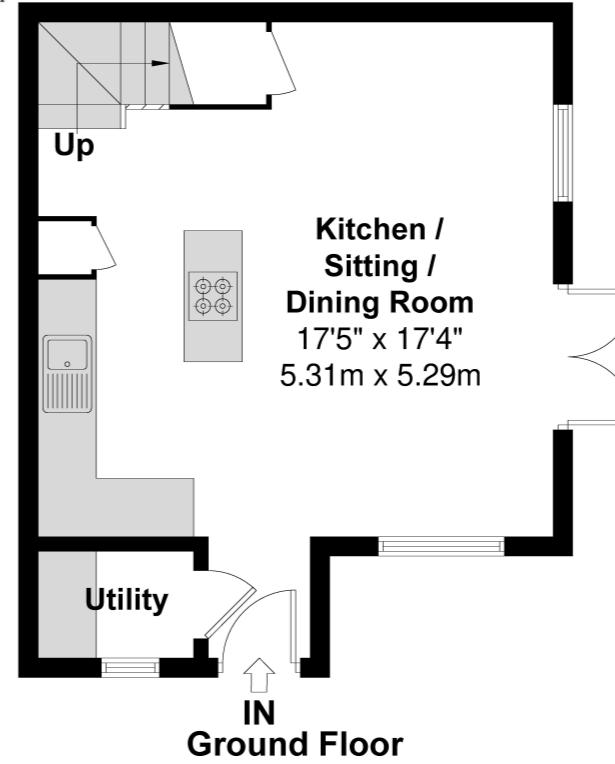
-  IMMACULATELY PRESENTED AND RECENTLY REFURBISHED THROUGHOUT
-  MODERN FITTED KITCHEN WITH AMPLE STORAGE AND ISLAND
-  MODERN FAMILY BATHROOM WITH SHOWER CUBICLE
-  ADJACENT TO Langley HERITAGE PRIMARY SCHOOL
-  WALKING DISTANCE TO Langley STATION

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

# Floor Plan



**Huntingdon Place**  
Approximate Floor Area = 59.68 Square meters / 642.39 Square feet



## First Floor

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 Govview.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 - 0.5 miles

Iver - 1.2 miles

Datchet - 2.5 miles

Slough - 2.5 miles

Other excellent transport links include being very close to J5 of M4 with connections to M25 and Heathrow airport.

## Local Schools

### PRIMARY SCHOOLS:

The Langley Heritage Primary  
120 yards

Langley Hall Primary Academy  
0.6 miles

Marish Primary School  
0.6 miles

Foxborough Primary School  
0.7 miles

Holy Family Catholic Primary School  
0.9 miles

The Langley Academy Primary

0.9 miles

Ryvers School  
1.2 miles

### SECONDARY SCHOOLS:

Langley Hall Arts Academy  
0.7 miles

The Langley Academy  
0.8 miles

Langley Grammar School  
0.9 miles

St Bernard's Catholic Grammar School  
1.7 miles

Ditton Park Academy  
1.7 miles

Upton Court Grammar School  
1.9 miles

## Council Tax

Band C

