

Situated less than a minute's walk from the popular Langley Leisure Centre, this three bedroom terraced property is offered to the market with the added benefit of no onward chain.

The property has been extended to the rear creating a second reception room in addition to the XFT living room overlooking the front, and separate spacious kitchen. There is ample storage space within the property, also offering the potential to create a downstairs cloakroom.

The first floor features three good sized bedrooms, and separate bathroom and WC.

The rear garden is of very low maintenance, fully laid to patio, with a sturdy metal storage shed and gate for access to two parking spaces behind.

The property is kept to a clean and tidy condition, and ideally positioned within walking distance of Langley station as well as multiple local schools including Langley Grammar School.



Property Information

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THREE BEDROOM TERRACED PROPERTY
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TWO REAR PARKING SPACES
- 

LARGE KITCHEN
- 

VERY LOW MAINTENANCE REAR GARDEN WITH SHED
- 

WALKING DISTANCE TO LANGLEY STATION (CROSSRAIL)
- 

ADJACENT TO LANGLEY LEISURE CENTRE
- 

EXTENDED CREATING A SECOND RECEPTION ROOM
- 


POTENTIAL TO CREATE DOWNSTAIRS CLOAKROOM
- 

CATCHMENT FOR LANGLEY GRAMMAR AND LANGLEY ACADEMY



x3

Bedrooms



x2

Reception Rooms



x1

Bathrooms



x2

Parking Spaces



Y

Garden



N

Garage

Transport Links

NEAREST STATIONS:	Ryvers School
	1.3 miles
Langley - 0.7 miles	
Iver - 1.2 miles	Castlevew Primary School
Datchet - 2.4 miles	1.4 miles

Local Schools

PRIMARY SCHOOLS:	SECONDARY SCHOOLS:
The Langley Heritage Primary	Langley Grammar School
470 yards	0.9 miles
Foxborough Primary School	The Langley Academy
0.5 miles	1 mile
Langley Hall Primary Academy	Langley Hall Arts Academy
0.6 miles	1 mile
Marish Primary School	Ditton Park Academy
0.6 miles	1.7 miles
Holy Family Catholic Primary School	St Bernard's Catholic Grammar School
0.8 miles	1.8 miles
The Langley Academy Primary	Upton Court Grammar School
1 mile	2 miles
Colnbrook Church of England Primary School	
1.2 miles	

Floor Plan



Tamar Way
Approximate Floor Area = 89.14 Square meters / 959.50 Square feet

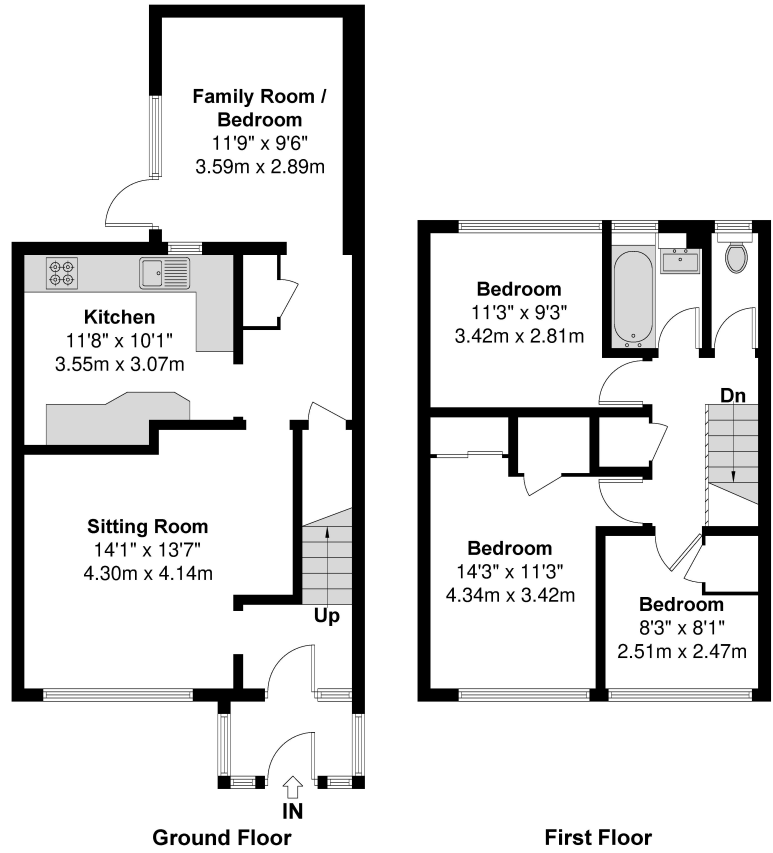


Illustration for identification purposes only,
measurements are approximate, not to scale.

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.

