



An exceptional opportunity to acquire a substantial and highly versatile detached property extending to approximately 2,776 sq ft, set within a generous plot on the ever-popular Langley Road.

Formerly operating as a nursing home, the property benefits from established commercial use, offering enormous potential for a variety of business venture (subject to necessary consent). Equally the spacious and well-proportioned accommodation lends itself perfectly to conversion into a prestigious private family home, in keeping with the impressive surrounding homes in this sought-after location.

The accommodation is arranged over two floors and offers extensive and flexible living space. The property is entered via a grand reception-style hallway, exceptionally spacious and central to the layout whilst leading to multiple reception rooms, including a generous sitting room, study conservatory overlooking the garden, kitchen, and a ground floor bedroom with en-suite.

The first floor offers a range of well-sized bedrooms and bathroom facilities, making the layout adaptable for either residential or commercial requirements.

Externally the property is complemented by a substantial rear garden, offering privacy and scope for landscaping, or further development (STPP). To the front, there is ample off-street parking for multiple cars.

Ideally located within close proximity to two of Langley's most highly regarded grammar schools, Upton Court and St Bernard's, the property is also well positioned for local amenities and transport links.

This is a rare opportunity to purchase an impressive and sizeable property with significant potential, in a prime residential location.

# Property Information

# Floor Plan

- SUBSTANTIAL DETACHED PROPERTY EXTENDING TO APPROX. 2,776 SQ FT**
- EXCEPTIONAL POTENTIAL FOR RESIDENTIAL OR BUSINESS PURPOSES (STPP)**
- MULTIPLE RECEPTION ROOMS AND HIGHLY VERSATILE LAYOUT**
- LARGE PRIVATE REAR GARDEN OFFERING DEVELOPMENT POTENTIAL**
- PRIME LOCATION CLOSE TO UPTON COURT GRAMMAR SCHOOL**

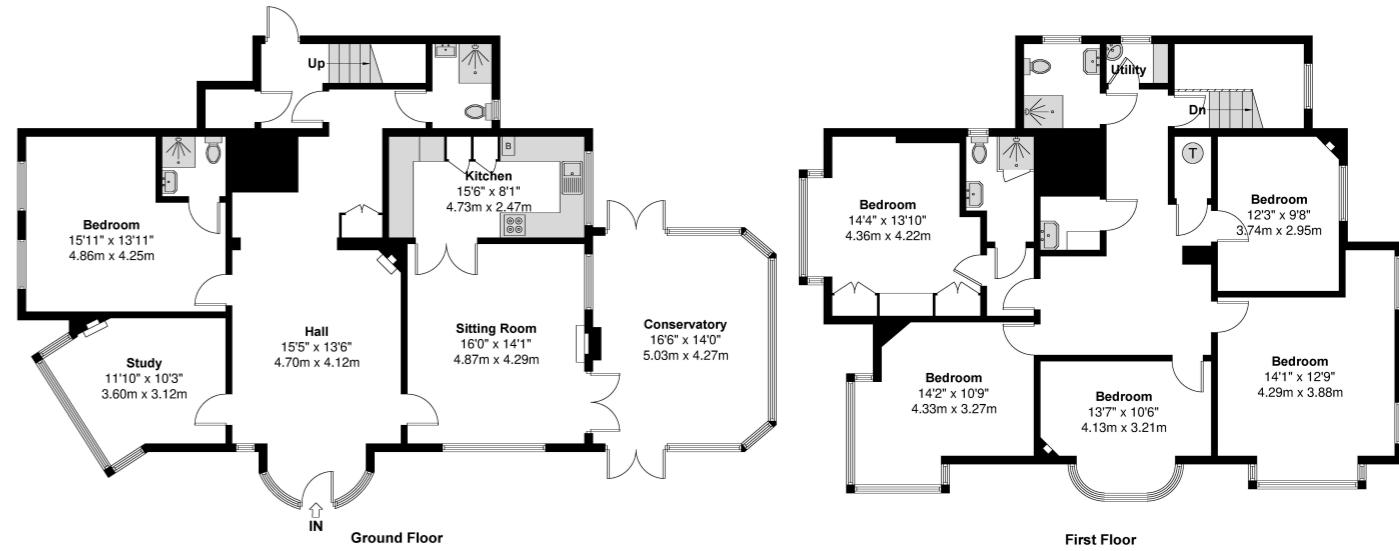
- FORMER COMMERCIAL USE**
- IMPRESSIVE RECEPTION-STYLE ENTRANCE HALL**
- SIX GREAT SIZE BEDROOMS**
- AMPLE OFF STREET PARKING**
- NO CHAIN**

<b>x6</b>	<b>x4</b>	<b>x4</b>	<b>x6</b>	<b>Y</b>	<b>N</b>
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



## Langley Road

Approximate Floor Area = 257.9 Square meters / 2776.01 Square feet



## Transport Links

### NEAREST STATIONS:

Slough - 1.1 miles

Langley - 1.1 miles

Datchet - 1.6 miles

### SECONDARY SCHOOLS:

St Bernard's Catholic Grammar School

440 yards

Upton Court Grammar School

830 yards

## Local Schools

### PRIMARY SCHOOLS:

Ryvers School

550 yards

Castlevue Primary School

0.5 miles

The Langley Academy Primary

0.6 miles

St Mary's Church of England Primary School

0.8 miles

Ditton Park Academy

0.6 miles

The Langley Academy

0.6 miles

Langley Grammar School

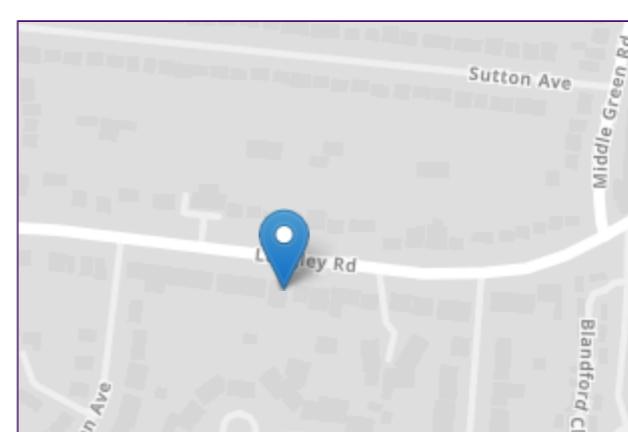
0.8 miles

## Council Tax

Band G

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	77
(69-80)	C	
(55-68)	D	61
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		