

Offered to market by Oakwood Estates is this two bedroom, mid-terrace property, ideal for first time buyers and a perfect investment opportunity.

The entrance hallway leads into a spacious living room, benefiting from a modern grey hard wood flooring, front aspect window and spotlights, to the rear of the property is a kitchen fitted with eye level base units and integrated oven and space is provided for white goods with double doors leading to the garden.

Stairs leading to the first floor which consists of two spacious, double bedrooms and a family bathroom

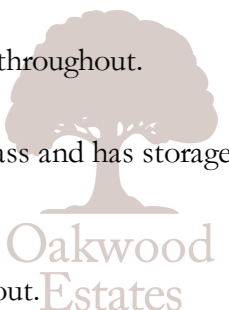
The master bedroom enjoys a large amount of natural light in to the room with a tastefully chosen, recently laid grey carpet and fitted wardrobes

The double second bedroom is well decorated, recently laid grey carpet, also included are built-in wardrobes.

The bathroom comprises of a three-piece bathroom suite offering natural light and is tiled throughout.

Offered with the property is a well-sized, low maintenance garden laid with patio and artificial grass and has storage space to the rear.

The property is well-presented with central heating and a modern interior throughout.



Property Information

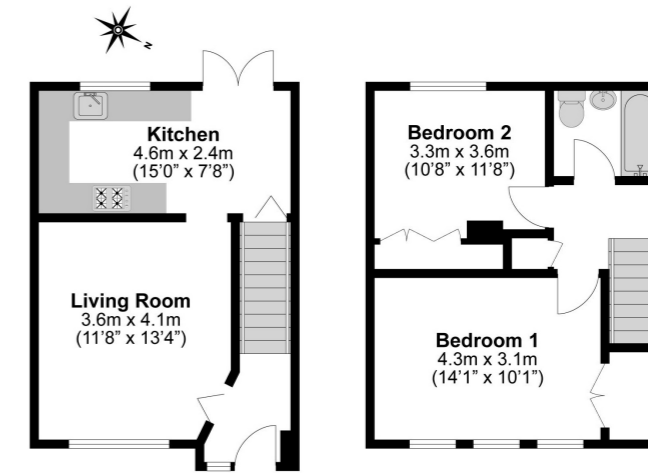
-  2 BEDROOM TERRACED HOUSE
-  TASTEFULLY DECORATED THROUGHOUT
-  LARGE WINDOWS PROVIDING AMPLE NATURAL LIGHT INTO THE HOUSE
-  ELIZABETH LINE CONNECTIONS
-  FIRST TIME TO THE MARKET
-  ARTIFICIAL GRASS
-  PRIVATE REAR GARDEN
-  NO ONWARD CHAIN
-  INVESTMENT OPPORTUNITY
-  GRAMMAR SCHOOL CATCHMENT AREA

					
x2	x1	x1	0	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan

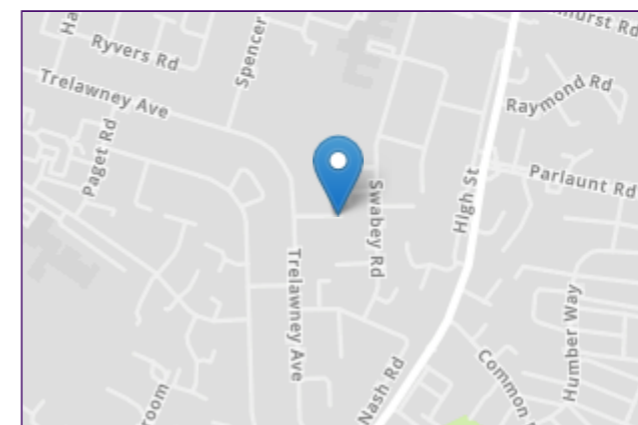


Total Approximate Floor Area
764 Square feet
71 Square metres



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Transport Links

NEAREST STATIONS

Langley Station - 0.6 miles

Datchet Station - 1.8 miles

Iver Station - 1.9 miles

Nearest Schools

Marish Primary School

0.2 miles

Langley Grammar School

0.2 miles

The Langley Academy

0.2 miles

The Langley Academy Primary

0.2 miles

Langley Hall Primary Academy

0.3 miles

Holy Family Catholic Primary School

0.4 miles

Ryvers School

0.5 miles

Foxborough Primary School

0.6 miles

Ditton Park Academy

1.0 miles

Council Tax

Band C