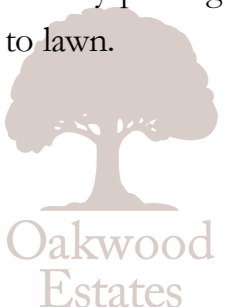


Occupying a wide plot offering ample scope for future side and rear extensions, this three bedroom semi-detached property is ideally located within walking distance of multiple local schools as well as being just a 10 minute walk from Langley station.

The ground floor comprises a 16ft living room and a modern kitchen overlooking the rear garden, fitted with stylish high-gloss grey cupboards.

To the first floor are three well-proportioned bedrooms, the largest stretching 16ft across the front of the property creating a spacious main bedroom. The loft is fully boarded providing an excellent storage solution.

There is a garage to the side of the property creating excellent building potential, and driveway parking for 2-3 cars. The rear garden enjoys a high degree of privacy and is laid mostly to lawn.

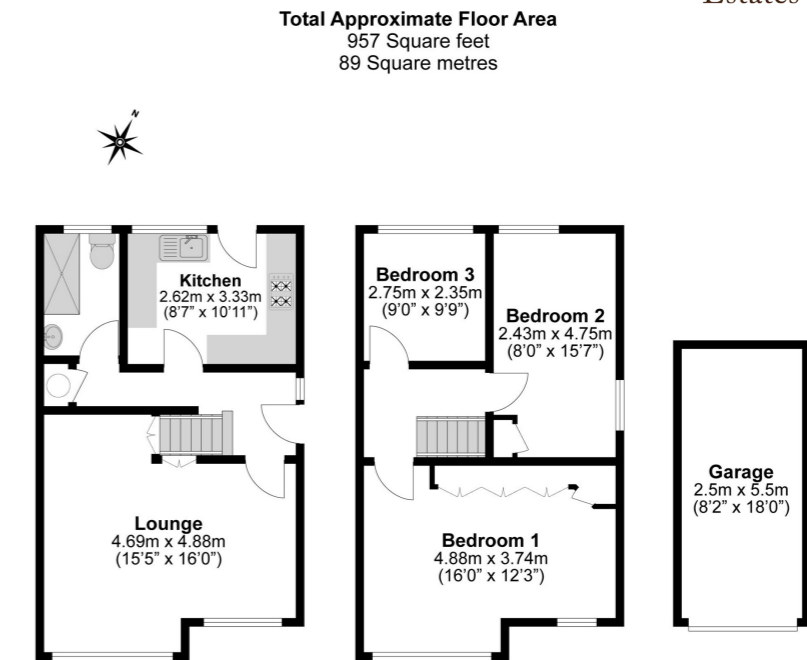


## Property Information

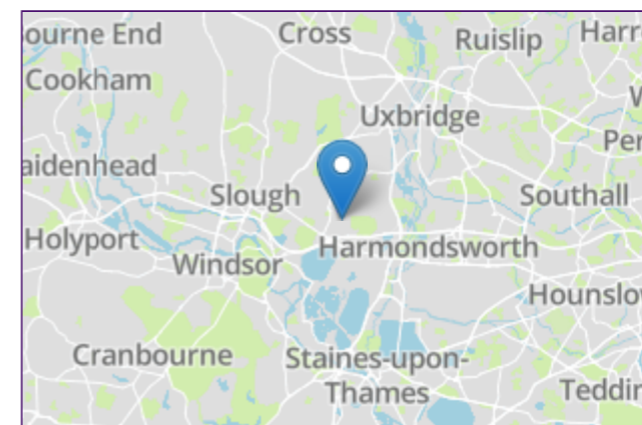
-  TRADITIONAL THREE BEDROOM SEMI-DETACHED FAMILY HOME
-  FULLY TILED DOWNSTAIRS WC WITH DOUBLE SHOWER CUBICLE
-  SPACIOUS 16FT MASTER BEDROOM
-  AMPLE SCOPE FOR EXTENSIONS (STPP)
-  WALKING DISTANCE TO MULTIPLE SCHOOLS
-  MODERN FITTED KITCHEN
-  16FT LIVING ROOM
-  GARAGE TO THE SIDE AND PARKING FOR 2-3 CARS
-  PRIVATE REAR GARDEN MOSTLY LAID TO LAWN
-  CLOSE TO LOCAL SHOPS AND LANGLEY LEISURE CENTRE

					
x3	x1	x1	x3	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Floor Plan



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
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			
<small>EU Directive 2002/91/EC</small>			

### Transport Links

#### NEAREST STATIONS

- Langley Station - 0.6 miles
- Iver Station - 1.4 miles
- Datchet Station - 2.2 miles

### Local Schools

#### 0m x 0m (0' 0" x 0' 0") PRIMARY SCHOOLS

#### The Langley Heritage

0.3 miles away

#### Foxborough Primary School

0.4 miles away

#### Marish Primary School

0.4 miles away

#### Langley Hall Primary Academy

0.5 miles away

#### Holy Family Catholic School

0.6 miles away

#### Langley Academy Primary

0.8 miles away

#### SECONDARY SCHOOLS

#### Langley Grammar School

0.7 miles away

#### Langley Hall Arts Academy

0.8 miles away

#### Langley Academy

0.8 miles away

#### Upton Court Grammar School

1.8 miles away

### Council Tax

Band D