



This well presented 3 bedroom, semi detached property is situated in the sought-after Kings Reach development and within walking distance to the highly regarded Castleview School. The property creates a perfect opportunity for families with it's convenient location and is offered to the market with no onward chain, inviting a quick sale.

Offering a spacious layout, the home boasts a welcoming entrance hall leading to the 19ft family room, an open plan kitchen/diner equipped with integrated appliances and, a downstairs WC.

The first floor houses three good size bedrooms and a modern family bathroom. There is also the added benefit of a three piece en suite in the master bedroom.

Externally, there is a well maintained front garden and a spacious, private rear garden mostly laid to lawn. The property also provides a garage for added storage as well as allocated off street parking for two cars and, an electric car charging port.

Property Information

- 3 BEDROOM SEMI DETACHED HOUSE
- 3 BATHROOMS INCLUDING EN SUITE
- CASTLEVIEW CATCHMENT AREA
- OPEN PLAN KITCHEN/DINER
- GARAGE AT REAR

- SITUATED IN THE KINGS REACH DEVELOPMENT
- WALKING DISTANCE TO NEARBY SCHOOLS
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- SPACIOUS 19FT FAMILY ROOM
- PRIVATE REAR GARDEN MOSTLY LAID TO LAWN

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

Nearest Stations

Datchet- 1 mile
Slough- 1.5 miles
Langley- 1.5 miles
Windsor & Eton Riverside- 1.7 miles

Local Schools

PRIMARY SCHOOLS:
Ditton Park Academy
0.2 miles

Upton Court Grammar School
0.7 miles

St Bernard's Catholic Grammar School
0.7 miles

Langley Grammar School
0.8 miles

Ryvers School
0.7 miles

The Langley Academy Primary
0.9 miles

Holy Family Catholic Primary School
0.9 miles

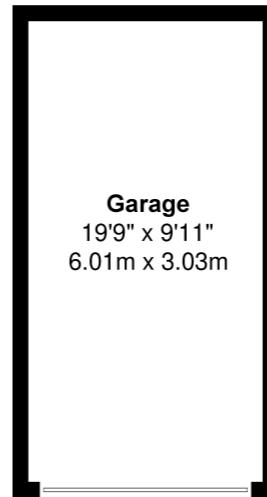
SECONDARY SCHOOLS:

Floor Plan

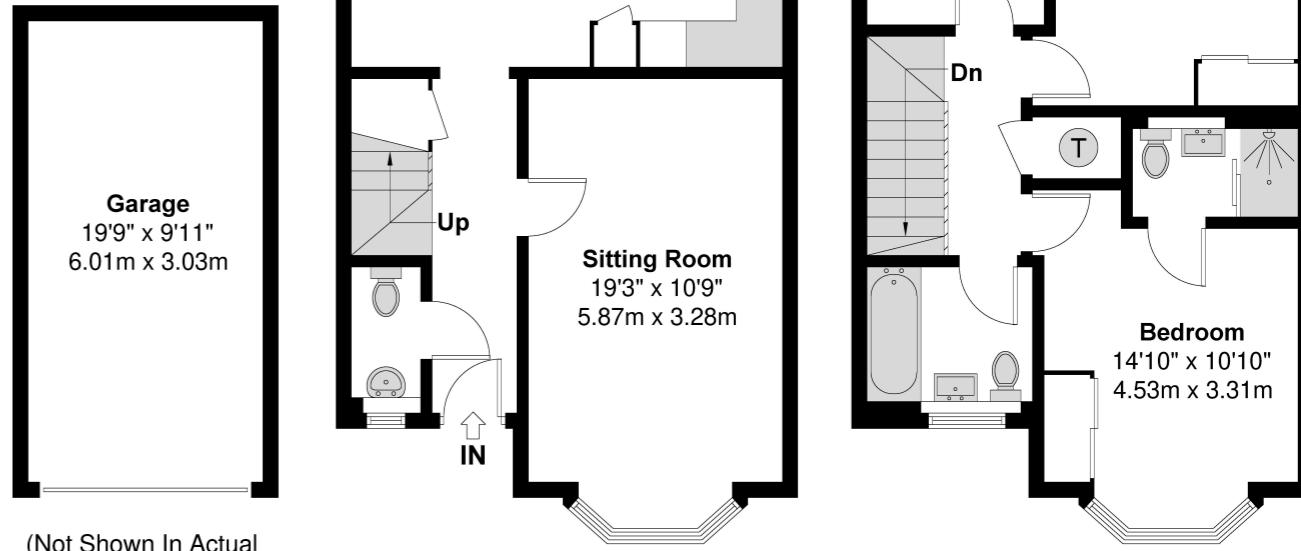


Boxall Way

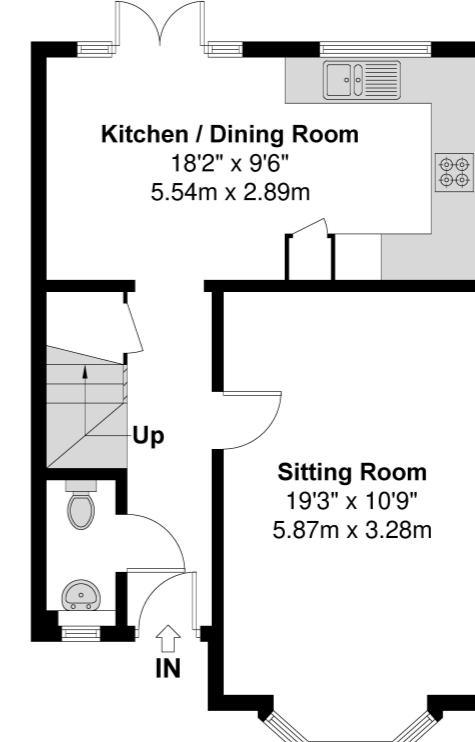
Approximate Floor Area = 90.86 Square meters / 978.00 Square feet
Garage Area = 18.30 Square meters / 196.97 Square feet
Total Area = 109.16 Square meters / 1174.97 Square feet



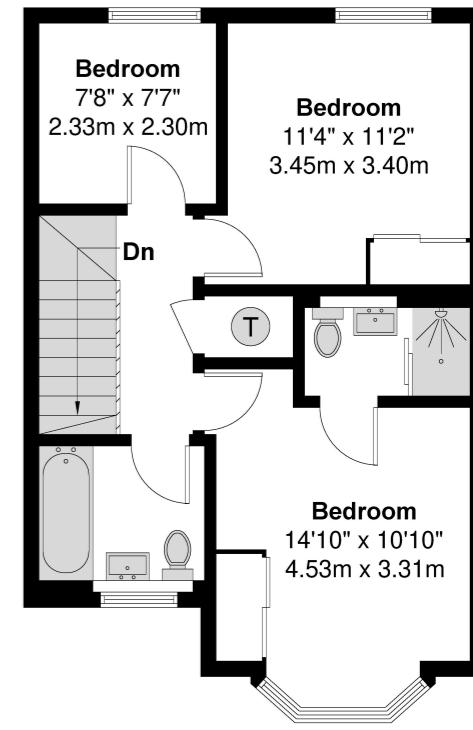
Garage
19'9" x 9'11"
6.01m x 3.03m



(Not Shown In Actual
Location / Orientation)



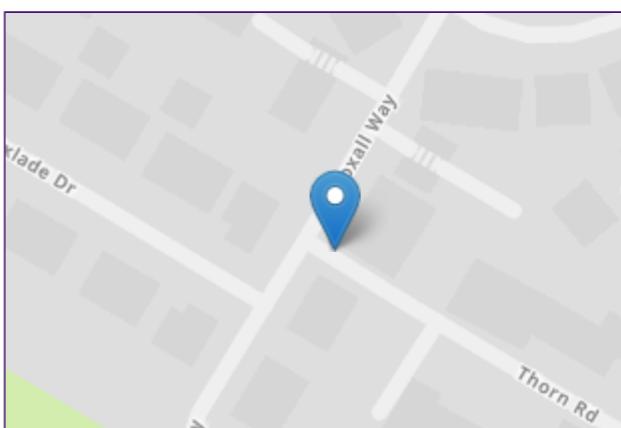
Ground Floor



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	95
(81-91)	B	85
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		