

Situated in the sought-after Kings Reach development, this three bedroom end of terrace property is offered to the market in good condition throughout and sits conveniently within catchment of all three grammar schools.

The ground floor comprises a spacious family room leading to the fitted kitchen/dining space equipped with ample storage and a gas cooker. There is also the advantage of a downstairs cloakroom. The first floor features three well proportioned bedrooms all of which benefits from integrated wardrobes and the three piece family bathroom.

Externally, there is a private rear garden with lawn and paved patio, as well as parking for two cars.

The property is located within walking distance of highly regarded schools including Castleview Primary School and Ditton Park Academy. Easy access to public transport and M4/M25 networks provides excellent connectivity and every day convenience.

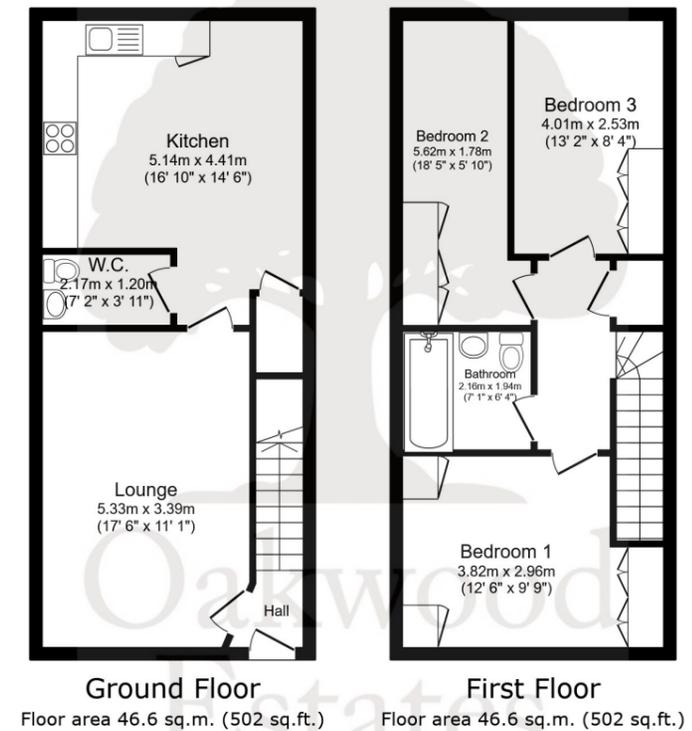


## Property Information

-  THREE BEDROOM END OF TERRACE HOUSE
-  SOUGH-AFTER RESIDENTIAL DEVELOPMENT
-  TWO BATHROOMS INCLUDING DOWNSTAIRS CLOAKROOM
-  ALL BEDROOMS BENEFITTING FROM INTEGRATED WARDROBES
-  CATCHMENT FOR ALL THREE GRAMMAR SCHOOLS
-  PARKING FOR TWO VEHICLES
-  FITTED KITCHEN EQUIPPED WITH GAS COOKER
-  PRIVATE REAR GARDEN

					
x3	x1	x2	x2	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Floor Plan



Total floor area: 93.2 sq.m. (1,003 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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.



### Transport Links

#### NEAREST STATIONS:

Datchet - 1 mile  
Slough - 1.5 miles  
Langley - 1.5 miles

### Local Schools

#### PRIMARY SCHOOLS:

Castleview Primary School  
460 yards

Ryvers School  
0.7 miles

The Langley Academy Primary  
0.9 miles

Holy Family Catholic Primary School  
0.9 miles

#### SECONDARY SCHOOLS:

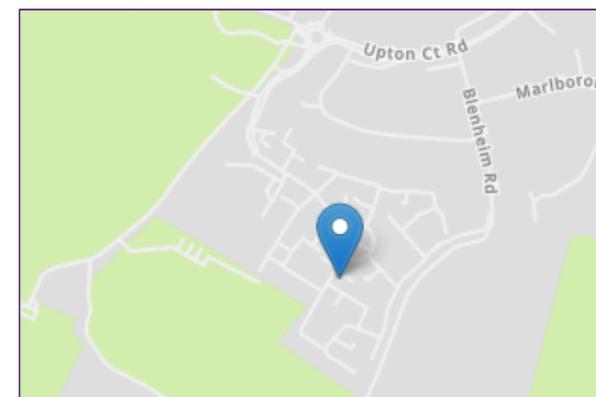
Ditton Park Academy  
320 yards

Upton Court Grammar School  
0.7 miles

St Bernard's Catholic Grammar School  
0.7 miles

Langley Grammar School  
0.8 miles

**Council Tax**  
Band E



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	