



A fantastic opportunity to purchase this superbly-presented three bedroom mid-terrace home, offered to the market in an immaculately modern condition. Situated an easy commute to Heathrow airport and within catchment for lots of popular Langley schools, the property would be ideal for a family.

The property comprises a large living room that provides ample space for dining furniture. The living room stretches an impressive 23ft and overlooks greenery to the front of the house. Modern flooring and recent redecoration, including contemporary paneling, are added benefits.

The kitchen sits at the back of the house and opens to a conservatory. The rear garden is of very low maintenance, laid mostly to artificial lawn, with a garden shed useful for additional storage.

Three bedrooms are located on the first floor along with a three-piece family bathroom suite. The master bedroom expands the width of the property and benefits from deep fitted wardrobes.

There is a single garage located in a block nearby and one allocated parking space.

Property Information

- THREE BEDROOM MID-TERRACED PROPERTY
- EASY COMMUTE TO HEATHROW AIRPORT
- 23FT LIVING ROOM WITH SPACE FOR DINING FURNITURE
- GARAGE IN A BLOCK & ONE ALLOCATED PARKING SPACE
- CONSERVATORY

- SUPERBLY PRESENTED THROUGHOUT
- CATCHMENT AREA FOR POPULAR Langley SCHOOLS
- LOW MAINTENANCE REAR GARDEN
- 10FT MASTER BEDROOM WITH FITTED WARDROBES
- IMMACULATE AND MODERN

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

Transport Links

NEAREST STATIONS

Langley (1.1 miles)

Iver (1.7 miles)

Sunnymeads (1.8 miles)

The property is located close to J5 of M4 with links to M25 and M40. Heathrow airport T5 is approx. a 10 minute drive.

Local Schools

PRIMARY SCHOOLS

Foxborough Primary School

0.2 miles away

Holy Family Catholic Primary School

0.6 miles away

Marish Primary School

0.8 miles away

Colnbrook Church of England Primary School

0.8 miles away

The Langley Heritage Primary

0.8 miles away

SECONDARY SCHOOLS

Langley Grammar School

0.9 miles away

The Langley Academy

1.1 miles away

Ditton Park Academy

1.6 miles away

St Bernard's Catholic Grammar School

1.9 miles away

Churchmead Church of England (VA) School

1.9 miles away

Council Tax

Band C



Floor Plan

Torridge Road

Approximate Floor Area

922.46 Square feet 85.70 Square metres (Excluding Garage)

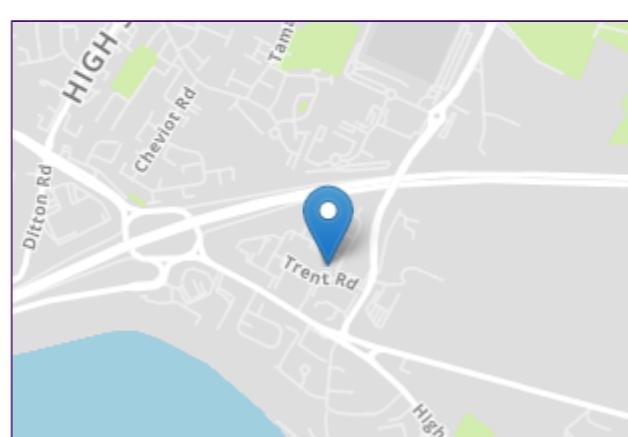
Garage Area 126.26 Square feet 11.73 Square metres

Total Area 1048.72 Square feet 97.43 Square metres (Including Garage)



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 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		63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			