



Nestled within a quiet cul-de-sac on a 2004 Kings Oak Homes development, this two bedroom starter home sits a short walk from Langley Grammar School and is offered to the market with no onward chain.

The property has been newly renovated and redecorated, ideal for those looking for an immediate move. The ground floor of the property features an open plan living room/diner, kitchen with garden access and a downstairs cloakroom, whilst both double bedrooms on the first floor benefit from en-suites.

There are two residents parking spaces at the front of the house and a private rear garden.

The property is offered to the market in a very good condition throughout and would make a fantastic purchase for first time buyers and investors alike due to the idyllic location near multiple local schools.





# Property Information

# Floor Plan

-  TWO BEDROOM TERRACED HOUSE
-  OPEN PLAN LIVING ROOM / DINER
-  NEWLY RENOVATED AND REDECORATED
-  PERFECT FOR FIRST TIME BUYERS OR INVESTORS
-  QUIET CUL-DE-SAC
-  CLOSE TO LANGLEY GRAMMAR SCHOOL
-  DOWNSTAIRS CLOAKROOM
-  DOUBLE BEDROOMS BOTH WITH EN-SUITES
-  RESIDENTS PARKING TO THE FRONT
-  NO CHAIN

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



**Bessemer Close**  
Approximate Floor Area = 68.05 Square meters / 732.48 Square feet

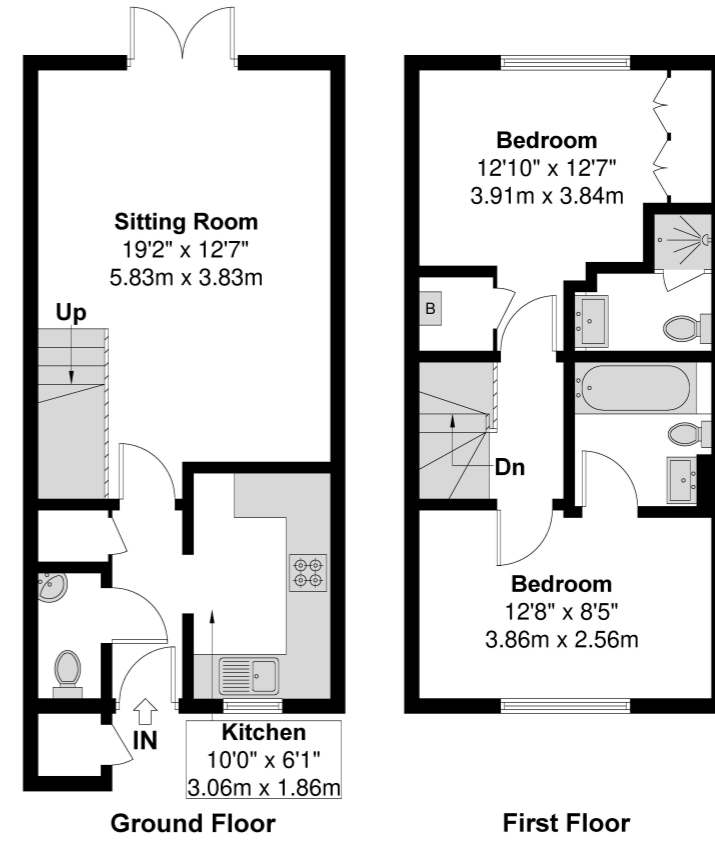


Illustration for identification purposes only, measurements are approximate, not to scale.

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 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

- Langley - 1 mile away
- Datchet - 1.4 miles away
- Slough - 1.7 miles away

Marish Primary School  
0.6 miles away

Castleview Primary School  
1.0 miles away

#### SECONDARY SCHOOLS

Langley Grammar School  
0.4 miles away

The Langley Academy  
0.9 miles away

The property is situated very close to London Road (A4) a short distance to J5 of M4 and easy access to Heathrow airport

### Rental Return

We propose the property would achieve approximately £1700 per calendar month.

St Bernard's Catholic Grammar School  
1.6 miles away

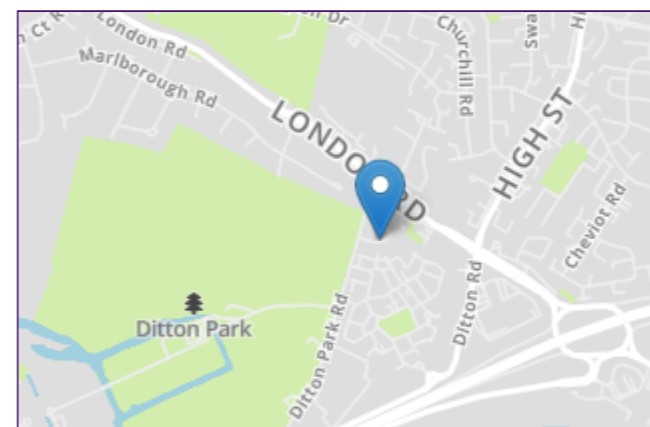
### Local Schools

#### PRIMARY SCHOOLS:

Holy Family Catholic Primary School  
0.2 miles away

**Council Tax**  
Band D

Foxborough Primary School  
0.5 miles away



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C	75	
(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			