



This two bedroom terraced house is positioned in a convenient sought after location, within walking distance to Langley Station and popular nearby schools including Langley Grammar and Langley Hall Academy. Offered to the market with no onwards chain, presenting a great opportunity for those looking to buy their first home or as an investment.

The ground floor comprises an entrance hallway, downstairs WC and a spacious living/dining area. The kitchen offers sufficient storage and a gas cooker. The first floor is made up of two good sized double bedrooms, with the added benefit of ensembles in both rooms.

Externally, there is a low maintenance patioed garden as well as a 17ft garage and parking located at the front of the property for two cars.



# Property Information

-  TWO BED TERRACED HOUSE
-  IDEAL FOR FIRST TIME BUYERS OR AS INVESTMENT
-  WALKING DISTANCE TO LANGLEY STATION AND NEARBY SCHOOLS
-  LOW MAINTENANCE GARDEN
-  PARKING FOR TWO CARS
-  NO CHAIN
-  SPACIOUS LIVING AREA
-  DOUBLE BEDROOMS BOTH WITH EN-SUITES
-  17FT GARAGE
-  QUIET AND CONVENIENT LOCATION

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

# Floor Plan



**Scholars Walk**  
 Approximate Floor Area = 67.16 Square meters / 722.90 Square feet  
 Garage Area = 13.78 Square meters / 148.32 Square feet  
 Total Area = 80.94 Square meters / 871.22 Square feet

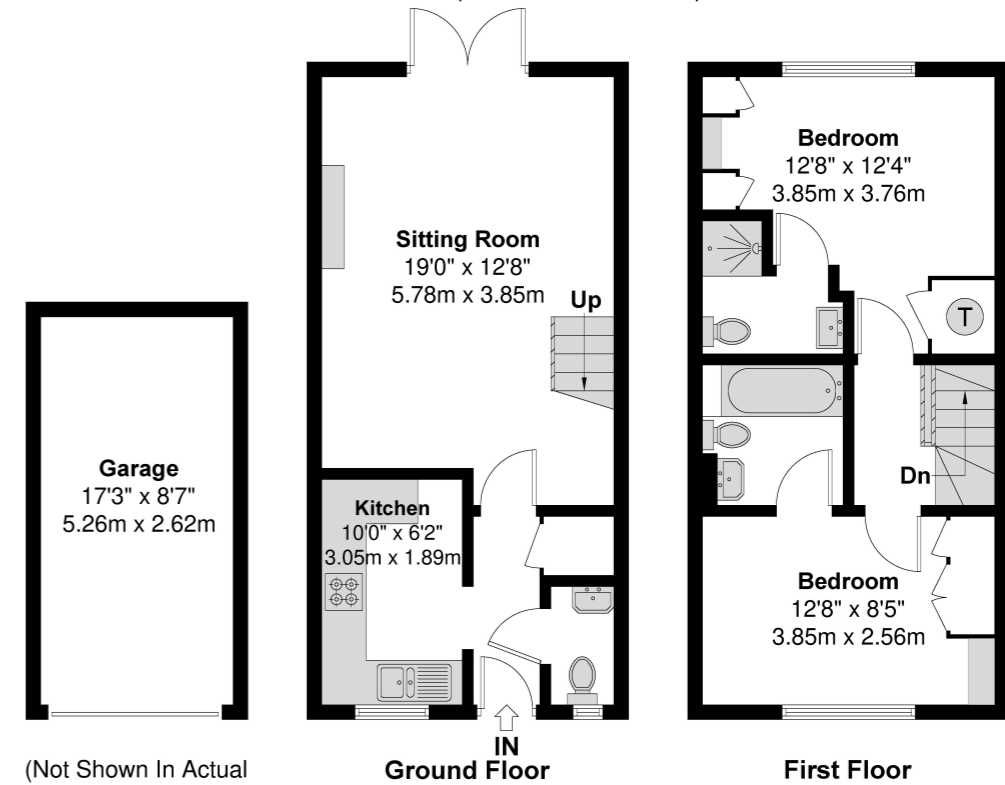


Illustration for identification purposes only, measurements are approximate, not to scale.

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- 330 yards
- Iver- 1.7 miles
- Slough- 2 miles
- Datchet- 2.2 miles

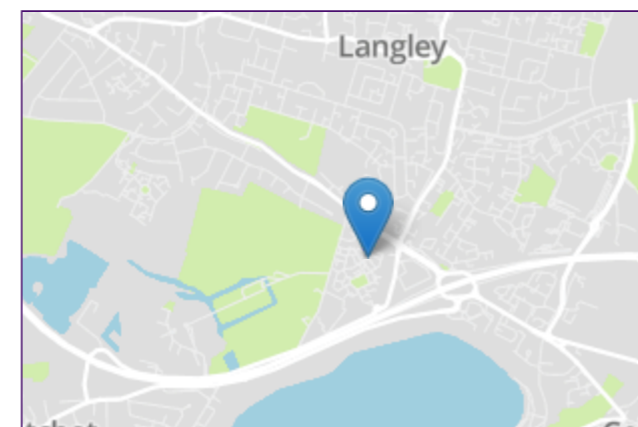
## Local Schools

### PRIMARY SCHOOLS:

- Langley Hall Primary Academy  
290 yards
- Marish Primary School  
570 yards
- The Langley Academy Primary  
790 yards
- The Langley Heritage Primary  
0.5 miles

### SECONDARY SCHOOLS:

- Langley Hall Arts Academy  
430 yards
- The Langley Academy  
640 yards
- Langley Grammar School  
0.6 miles
- St Bernard's Catholic Grammar School  
1.2 miles
- Ditton Park Academy  
1.3 miles
- Upton Court Grammar School  
1.5 miles
- Council Tax**  
Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		72
(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	