

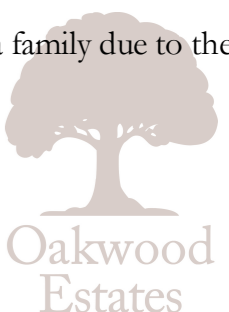
This three double bedroom town house is located within half a mile of Langley village and its High Street with a variety of shops, excellent schools and transport links including Langley station now servicing Crossrail.

The spacious living accommodation on the ground floor features an 11ft fitted kitchen, large conservatory, a downstairs cloakroom and three separate store rooms.

The first floor comprises a double-sized bedroom and a 15ft living room that offers the use of a fourth bedroom if necessary, whilst the second floor hosts a further two large bedrooms and a three piece family bathroom.

Externally the low maintenance south-facing rear garden is fully laid to patio. The front of the house provides driveway parking for two cars.

The house offers adaptable living accommodation across three floors and would ideally suit a family due to the space offered and convenient location.



Property Information

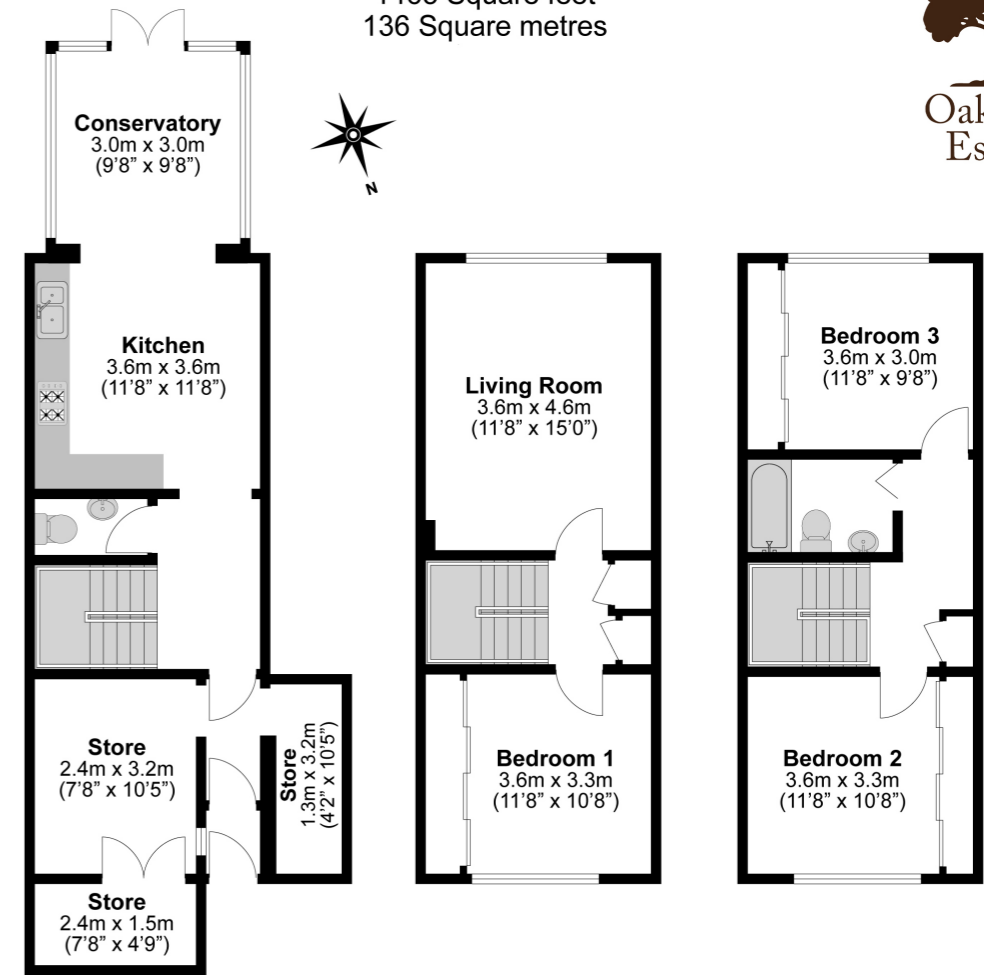
Floor Plan

-  MID-TERRACED TOWN HOUSE SET ACROSS THREE FLOORS
-  DOWNSTAIRS CLOAKROOM
-  11FT FITTED KITCHEN
-  AMPLE STORAGE THROUGHOUT
-  DRIVEWAY PARKING FOR TWO CARS
-  3 DOUBLE BEDROOMS
-  SOUTH-FACING LOW MAINTENANCE REAR GARDEN
-  LARGE CONSERVATORY
-  CONVENIENT LOCATION CLOSE TO STATION AND MULTIPLE SCHOOLS

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

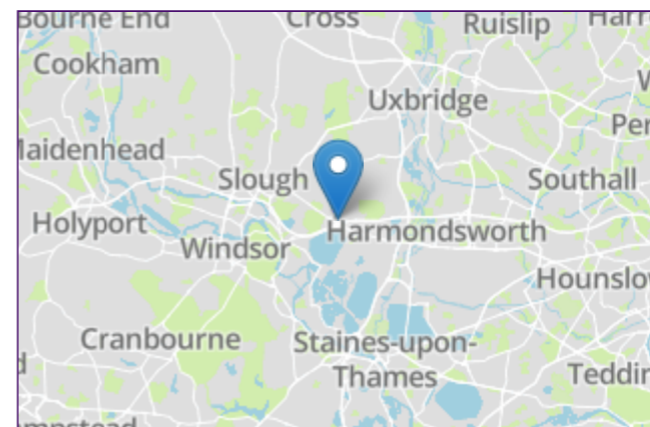


Total Approximate Floor Area
1463 Square feet
136 Square metres



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 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		74	
(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	

Transport Links

Nearest stations:

- Langley (1.0 miles)
- Datchet (1.8 miles)
- Sunnymeads (1.8 miles)

Local Schools

PRIMARY SCHOOLS

- Foxborough Primary School
0.2 miles away
- Holy Family Catholic Primary School
0.3 miles away
- Marish Primary School
0.6 miles away
- Langley Hall Primary Academy
0.7 miles away
- The Langley Academy Primary
0.8 miles away

SECONDARY SCHOOLS

- Langley Grammar School
0.6 miles away
- The Langley Academy