



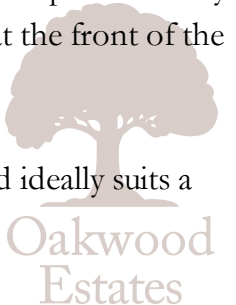
This spacious three bedroom property stretches 1,333 square ft. and sits in a prime location for accessing Langley Station and multiple highly regarded schools, including Langley Grammar School being just a 5 minute walk from the house.

Recent renovations to the property include a fully insulated cabin with power and light, large 15ft conservatory with underfloor heating, and solar panels that are held on a 25 year lease, with no additional cost.

The property comprises a welcoming entrance hall leading to living room to the front, and a fantastic size kitchen/diner with some included appliances. Three double bedrooms are found on the first floor, with separate WC and bathroom.

The impressive garden is of moderate size and mostly laid to lawn, with some artificial lawn and patio for easy maintenance, as well as a delightful pond. Parking has been made available with a driveway at the front of the house, suitable for two cars.











The property is offered to the market in excellent clean and tidy condition throughout and ideally suits a family due to the fantastic size and location.



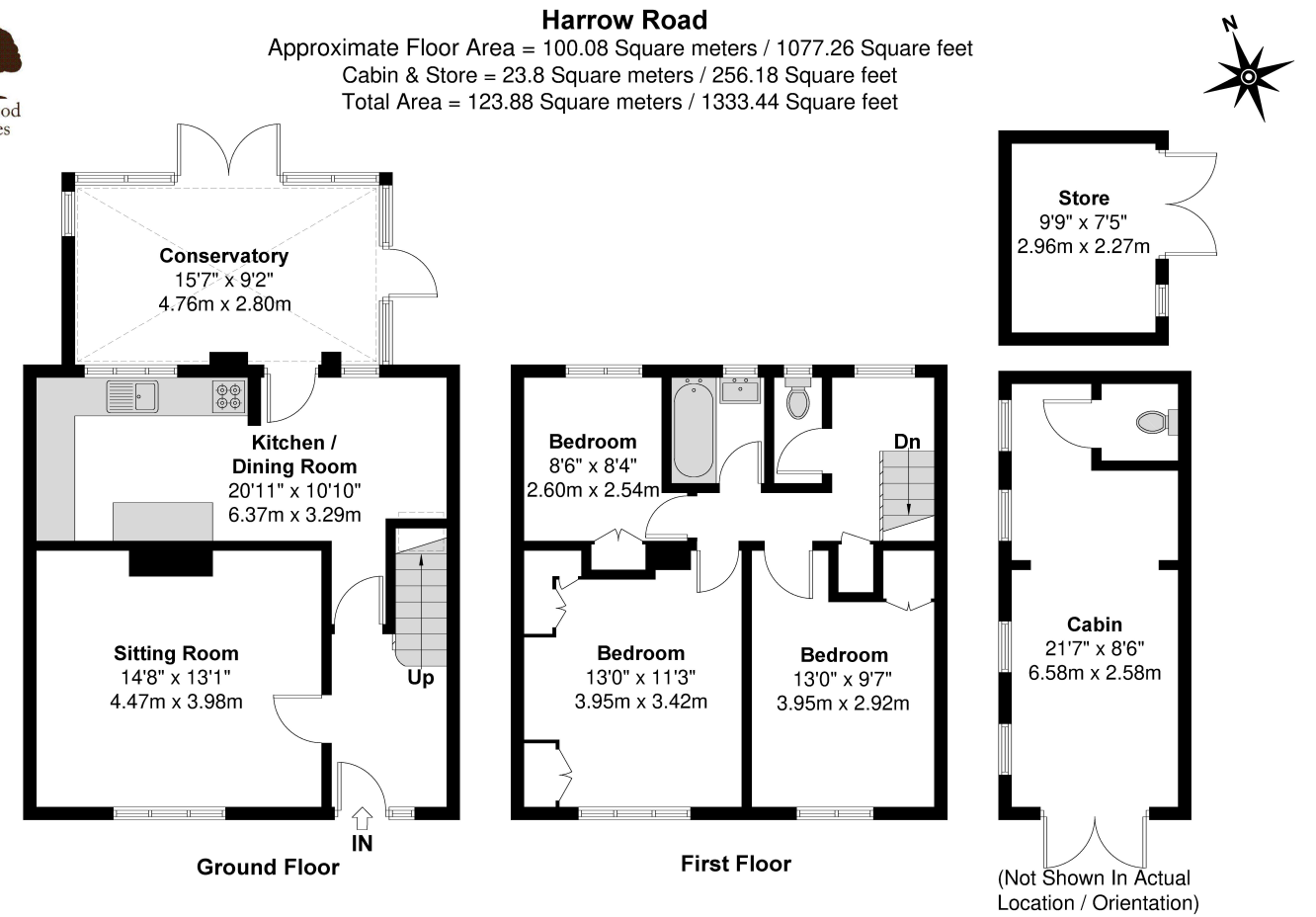


# Property Information

# Floor Plan

-  THREE BEDROOM END TERRACED HOUSE
-  EXCELLENT CONDITION THROUGHOUT
-  LARGE GARDEN
-  DRIVEWAY FOR 2 CARS
-  1333 SQUARE FT
-  15FT CONSERVATORY WITH UNDERFLOOR HEATING
-  5 MINUTES WALK TO LANGLEY GRAMMAR SCHOOL
-  WALKING DISTANCE TO LANGLEY STATION
-  FULLY INSULATED CABIN WITH POWER AND LIGHT
-  NEW BOILER

					
<b>x3</b>	<b>x1</b>	<b>x1</b>	<b>x2</b>	<b>Y</b>	<b>N</b>
<b>Bedrooms</b>	<b>Reception Rooms</b>	<b>Bathrooms</b>	<b>Parking Spaces</b>	<b>Garden</b>	<b>Garage</b>



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 - 590 yards
- Iver - 1.3 miles
- Datchet - 2.4 miles

## Local Schools

PRIMARY SCHOOLS:

- The Langley Heritage Primary  
210 yards
- Langley Hall Primary Academy  
630 yards
- Marish Primary School  
810 yards
- Foxborough Primary School  
0.7 miles
- The Langley Academy Primary  
0.8 miles

## SECONDARY SCHOOLS:

- Langley Hall Arts Academy  
0.6 miles
- The Langley Academy  
0.7 miles
- Langley Grammar School  
0.8 miles
- St Bernard's Catholic Grammar School  
1.6 miles
- Ditton Park Academy  
1.6 miles
- Upton Court Grammar School  
1.8 miles
- Council Tax**  
Band D

