









Offered to the market with no onward chain is this well presented 2 bedroom ground floor maisonette, which is within walking distance to Langley Elizabeth line station as well as multiple schools such as Foxborough primary and Langley Grammar School.

Occupying a desirable corner plot, the property benefits from a spacious driveway offering parking for a minimum of 6 vehicles and a private front and rear garden with access through the main living room. On entry to the property you are presented with the modern three piece family bathroom to the right, single bedroom to the left and a further good sized double bedroom with build-in-wardrobes to the back, adjacent to the living room with double doors granting access to the rear garden which is mainly laid to astro-turf for ease of maintenance. There is also a kitchen with beautifully tiled back drop granting a luxurious feel to this property.

Viewings are highly recommended to not miss out on this great opportunity.



Property Information

-  NO ONWARD CHAIN INVITING A QUICK SALE
-  94 LEASE UNEXPIRED
-  GROUND FLOOR
-  NO SERVICE CHARGE/ GROUND RENT £120 PER ANNUM
-  DRIVEWAY PARKING FOR 6+ CARS
-  MOVE IN READY
-  DESIRABLE CORNER PLOT
-  PRIVATE AND SECLUDED FRONT/ REAR GARDENS

					
x2	x1	x1	x6	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Transport Links:

NEAREST STATIONS:

- Langley- 0.7 miles
- Iver- 1.8 miles
- Datchet- 1.8 miles

Local Schools:

PRIMARY SCHOOLS:

- Foxborough Primary School- 0.2 miles
- Holy Family Catholic Primary School- 0.25 miles
- Marish Primary School- 0.3 miles
- Langley Hall Primary Academy- 0.4 miles
- The Langley Heritage Primary- 0.6 miles
- The Langley Academy Primary- 0.6 miles
- Ryvers School- 0.9 miles
- Castleview Primary School- 0.9 miles

SECONDARY SCHOOLS:

- Langley Grammar School- 0.4 miles

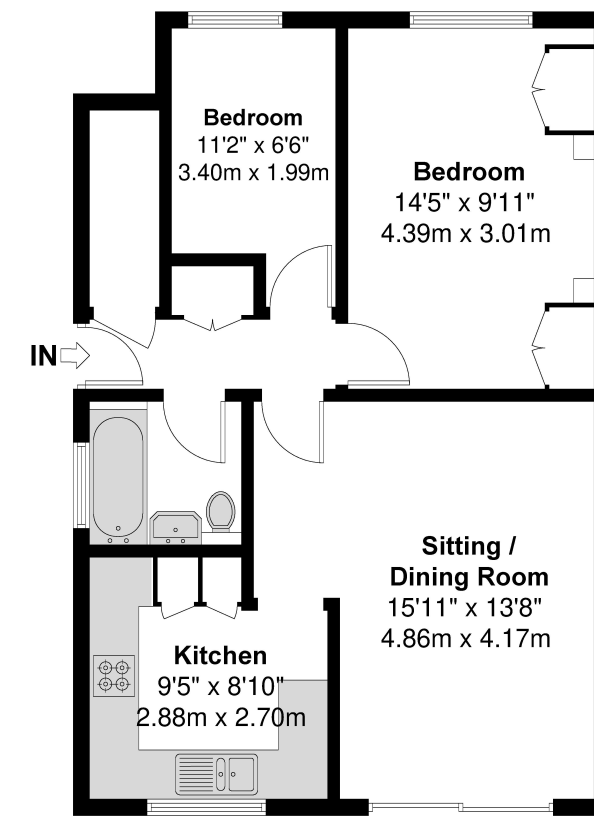
- The Langley Academy- 0.6 miles
- Langley Hall Arts Academy- 0.8 miles
- Ditton Park Academy- 1.2 miles
- St Bernard's Catholic Grammar School- 1.4 miles
- Upton Court Grammar School- 1.6 miles

Council Tax
Band B

Floor Plan



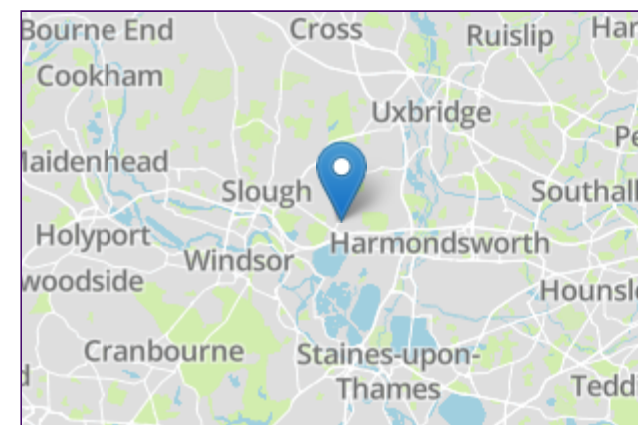
Common Road
Approximate Floor Area = 56.81 Square meters / 611.49 Square feet



Ground Floor

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	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	