

Located within a quiet cul-de-sac just off London Road (A4) in Langley, this four bedroom detached property lies within walking distance of Upton Court Grammar School, St Bernard's and Langley Grammar schools as well as being located in the catchment of an abundance of Ofsted rated schools such as Castleview Primary School all within a mile of the property. Ideally located for M4/25 motorway links.











The property benefits a single storey rear extension and now stretches 1550 square ft. in total with the potential for a garage conversion, however the house already boasts four spacious reception rooms. These include separate living and dining areas and a 22ft family room adjacent to the kitchen, that overlooks the rear garden. A downstairs cloakroom is conveniently located beneath the staircase.

Four bedrooms can be found on the first floor, along with two further bathrooms and ample storage solutions.

The south-facing rear garden is mostly laid to patio with a garden shed and gate for side access, whilst the front offers parking for up to five cars.

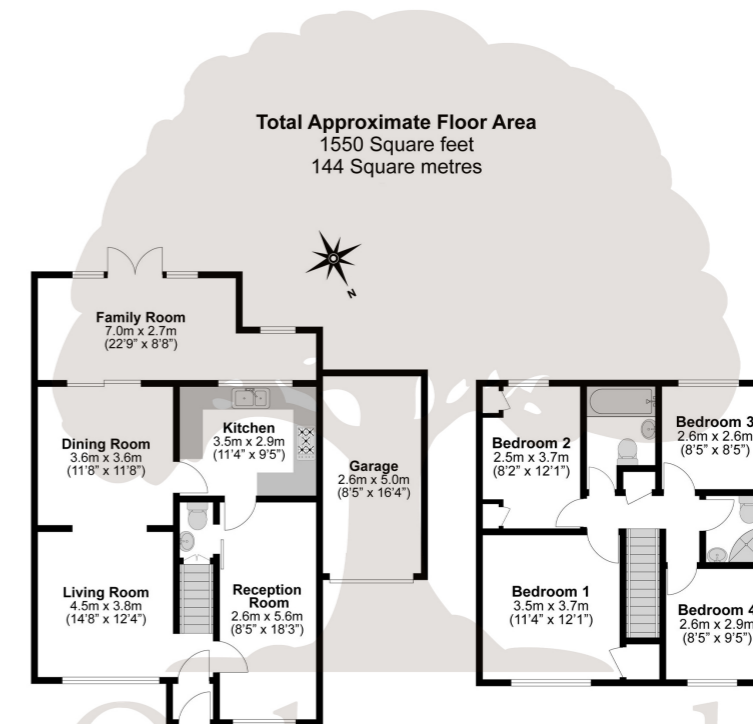


## Property Information

-  FOUR BEDROOM DETACHED FAMILY HOME
-  ~3M REAR EXTENSION
-  GARAGE WITH CONVERSION POTENTIAL
-  THREE BATHROOMS INCLUDING DOWNSTAIRS CLOAKROOM
-  WALKING DISTANCE TO SLOUGH TOWN CENTRE
-  CLOSE TO UPTON COURT GRAMMAR SCHOOL
-  SOUTH-FACING GARDEN
-  DRIVEWAY PARKING
-  CUL-DE-SAC JUST OFF LONDON ROAD (A4)
-  1550 SQUARE FEET

					
x4	x4	x3	x5	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

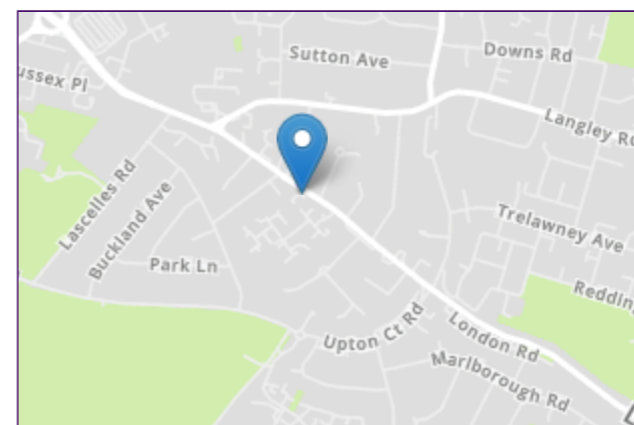
## Floor Plan



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

# Oakwood Estates

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+)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>	71	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

### Transport Links

NEAREST STATIONS:

Slough - 1.2 miles

Langley - 1.2 miles

Datchet - 1.4 miles

### Local Schools

PRIMARY SCHOOLS:

Ryvers School

0.3 miles away

Castleview Primary School

0.4 miles away

The Langley Academy Primary

0.6 miles away

Marish Primary School

1 mile away

Holy Family Catholic Primary School

1 mile away

SECONDARY SCHOOLS:

Upton Court Grammar School

0.2 miles away

St Bernard's Catholic Grammar School

0.3 miles away

Ditton Park Academy

0.4 miles away

The Langley Academy

0.7 miles

Langley Grammar School

0.7 miles away

**Council Tax**

Band F