



Benefiting from a prime location within walking distance to local schools and amenities such as Langley Leisure Centre, this three bedroom end of terrace property is offered to the market in good condition and is well suited to first time buyers looking to settle in Langley.

The ground floor features a front porch leading into a spacious family room, a well appointed kitchen equipped with ample storage and a gas cooker, as well as a convenient downstairs cloakroom. Upstairs, the first floor comprises three good sized bedrooms, all with the advantage of integrated storage, and a three piece family bathroom.

Externally, the property enjoys a low maintenance rear garden, storage (garage/shed?) and two off-street parking spaces at the rear.

With excellent access to Heathrow Airport and the M4/M25 motorway networks, the property offers a great balance of practicality and everyday convenience.

Property Information

- THREE BEDROOM END OF TERRACE HOUSE
- PRIME LOCATION WITHIN WALKING DISTANCE TO LOCAL SCHOOLS
- SHORT DISTANCE TO Langley STATION AND ELIZABETH LINE
- TWO BATHROOMS INCLUDING DOWNSTAIRS CLOAKROOM
- LOW MAINTENANCE GARDEN
- SPACIOUS FAMILY ROOM
- KITCHEN BENEFITTING FROM GAS COOKER AND AMPLE STORAGE
- BEDROOMS EQUIPPED WITH FITTED STORAGE
- THREE PIECE BATHROOM
- GARAGE AND OFF STREET PARKING FOR TWO CARS

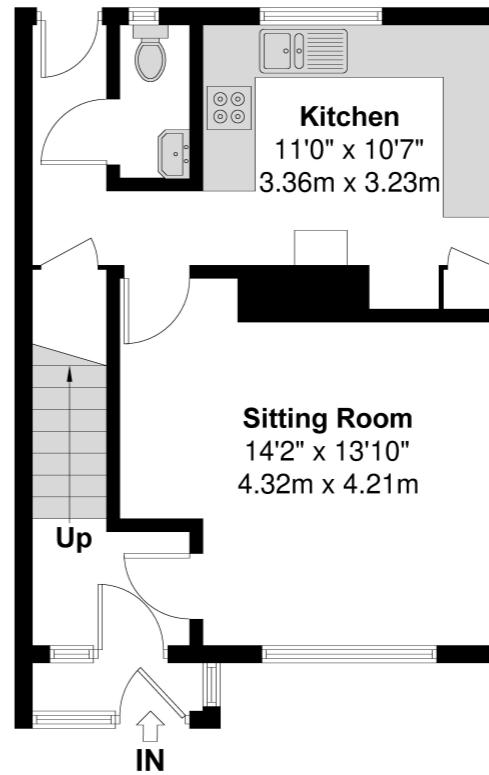


Floor Plan

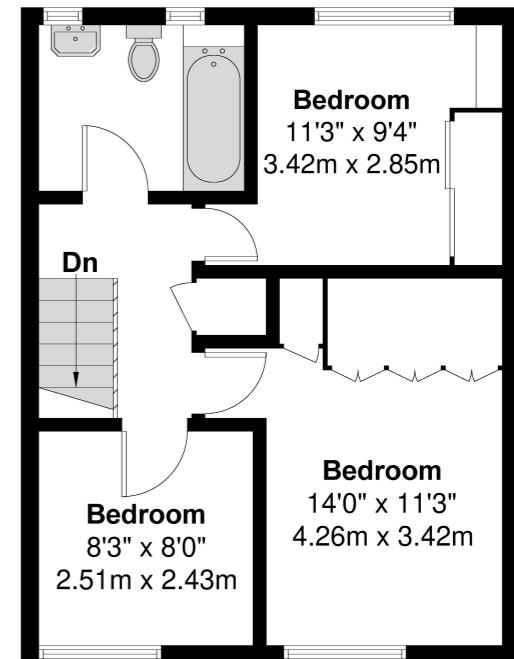


Parlaunt Road

Approximate Floor Area = 76.72 Square meters / 825.81 Square feet



Ground Floor



First Floor



Transport Links

NEAREST STATIONS:

Langley - 0.6 miles

Iver - 1.4 miles

Datchet - 2.2 miles

Local Schools

PRIMARY SCHOOLS:

The Langley Heritage Primary

470 yards

Foxborough Primary School

730 yards

Marish Primary School

810 yards

Langley Hall Primary Academy

840 yards

Holy Family Catholic Primary School

0.6 miles

SECONDARY SCHOOLS:

Langley Grammar School

0.7 miles

The Langley Academy

0.8 miles

Langley Hall Arts Academy

0.8 miles

Ditton Park Academy

1.6 miles

St Bernard's Catholic Grammar School

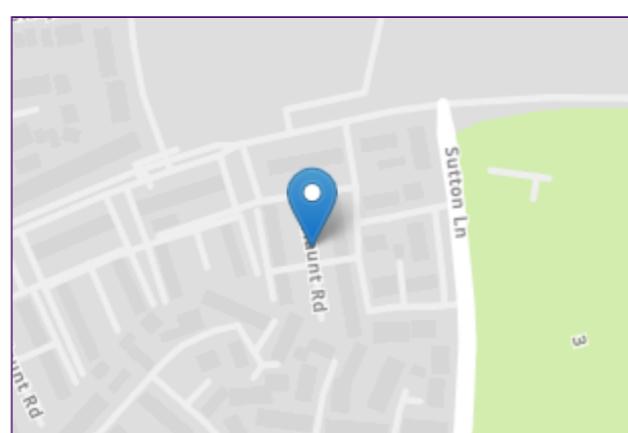
1.7 miles

Upton Court Grammar School

1.9 miles

Council Tax

Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)	A		
(81-91)	B	87	
(69-80)	C	73	
(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	