



Sitting in the heart of Langley, a stone's throw from the popular Langley Academy primary and secondary schools, this end-terraced property has peaked all extension potential to provide an impressive six bedroom property, perfect for a large family or investment. The property is offered to the market in immaculate condition, with the benefit of no onward chain.

The ground floor features a spacious hallway complemented by tiled floor that leads to a ground floor bedroom and shower room. The main reception area is an open plan number suitable for living and dining. The kitchen boasts integrated appliances, modern units and a stylish breakfast bar.

Rising to the first floor are three bedrooms and a family bathroom, whilst a loft conversion provides a master bedroom stretching 17ft with skylight window and ample fitted storage cupboards.

Externally the very low maintenance garden is completely laid to patio and benefits an outbuilding that also serves as an additional bedroom, comprising space for living and and a shower room. Driveway parking is available for two cars.

The property stretches an impressive 1331 square ft and is perfectly situated close to lots of local amenities, schools and Langley station.



Property Information

-  END TERRACED SIX BEDROOM PROPERTY
-  IMMACULATELY PRESENTED
-  LOW MAINTENANCE REAR GARDEN
-  THREE BATHROOMS
-  PERFECT INVESTMENT WITH HMO POTENTIAL
-  LARGELY EXTENDED AND MODERNISED INTERNALLY
-  23FT OPEN PLAN KITCHEN AND LIVING AREA
-  HABITABLE OUTBUILDING
-  PERFECTLY LOCATED WITHIN WALKING DISTANCE OF MULTIPLE SCHOOLS
-  NO ONWARD CHAIN

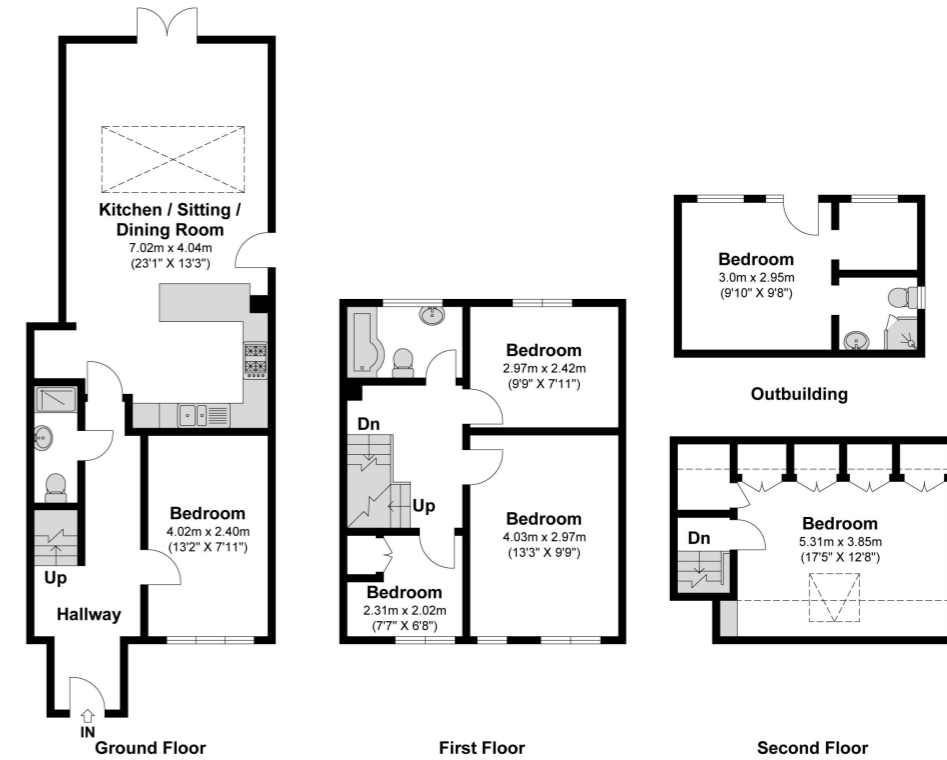
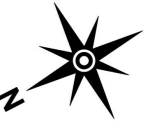
					
x6	x1	x3	x2	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



Hampden Road

Approximate Floor Area
 1182.09 Square feet 109.82 Square metres (Excluding Outbuilding)
 Outbuilding Area 149.83 Square feet 13.92 Square metres
 Total Area 1331.92 Square feet 123.74 Square metres (Including Garage)



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.

Transport Links

NEAREST STATIONS:

- Langley - 0.5 miles
- Datchet- 1.8 miles
- Slough - 1.9 miles

The Langley Heritage Primary
0.7 miles

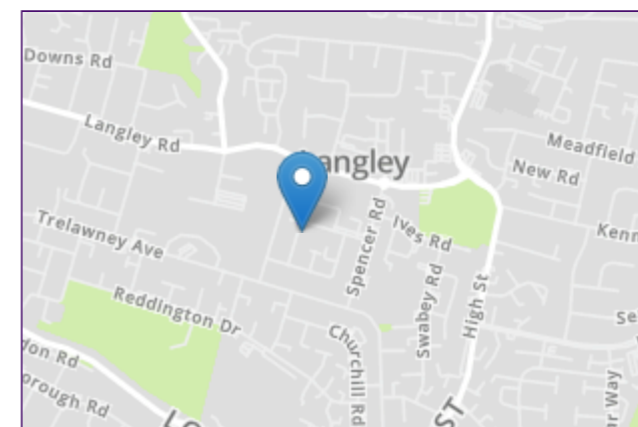
SECONDARY SCHOOLS:

Local Schools

PRIMARY SCHOOLS

- Marish Primary School
330 yards
- The Langley Academy Primary
380 yards
- Langley Hall Primary Academy
480 yards
- Holy Family Catholic Primary School
860 yards
- Ryvers School
0.5 miles
- Foxborough Primary School
0.6 miles

- The Langley Academy
360 yards
- Langley Grammar School
450 yards
- Langley Hall Arts Academy
770 yards
- Ditton Park Academy
1 mile
- St Bernard's Catholic Grammar School
1 mile
- Upton Court Grammar School
1.2 miles
- Council Tax**
Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			80