



Situated on a private drive within Langley's popular Maplin Park development, this four bedroom detached property boasts side and rear extensions, creating spacious and adaptable living accommodation, suitable for a large family.

Stretching an exceptional 2282 square feet, the ground floor comprises two reception rooms including a bay-fronted family room and 22ft living room/diner enjoying all day sunlight via skylight window and patio doors opening to the rear garden. The kitchen offers an excellent range of fitted units and breakfast bar and some integrated appliances, all complemented by granite worktops.

The ground floor also features a separate utility room, downstairs shower room, and the original integral garage has been converted to create a convenient study/home office.









To the first floor is a family bathroom and four double bedrooms, all appointed with fitted wardrobes, whilst the master bedroom measures a fantastic 14ft and benefits access to an en-suite.

Externally, the garden is mostly laid to lawn with attractive patio and decking areas. There is an 18ft brick-built outbuilding, currently serving purpose as a tool storage shed, but with the potential to be utilised as a gym/office. A driveway to the front is paved to allow off-street parking for three cars.

The house is located a short walk from Langley station, now servicing the Elizabeth Line, and is within catchment for multiple popular nearby schools, including all three local grammar schools.

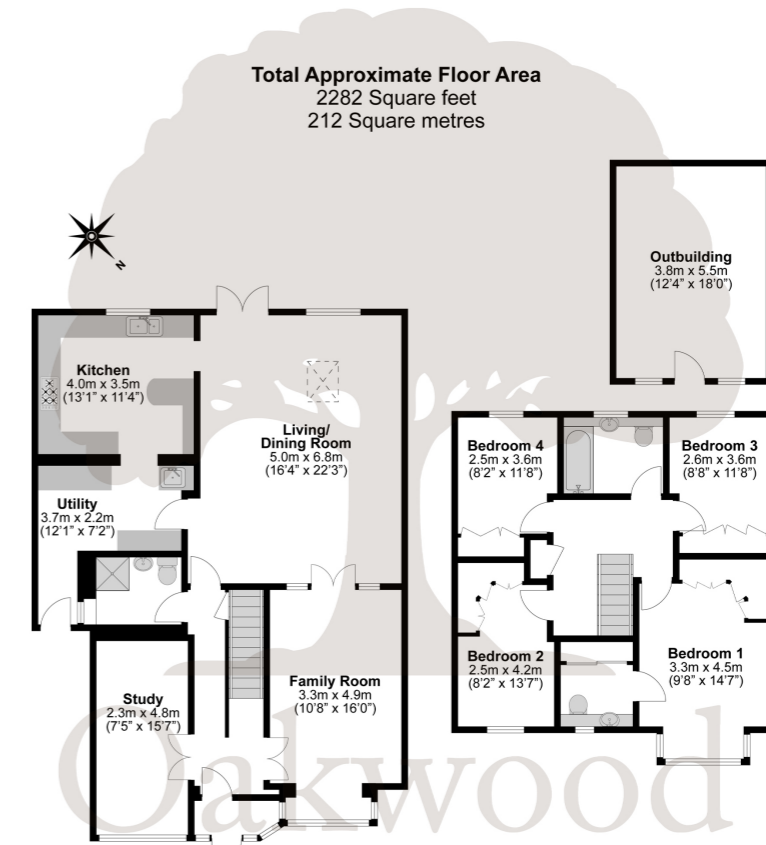


Property Information

-  FOUR DOUBLE BEDROOM DETACHED HOUSE
-  2282 SQUARE FT.
-  LARGE KITCHEN AND SEPARATE UTILITY ROOM
-  GOOD CONDITION THROUGHOUT
-  DRIVEWAY PARKING FOR THREE CARS
-  SIDE AND REAR EXTENSIONS
-  16FT FAMILY ROOM AND ADDITIONAL 22FT LIVING/DINING ROOM
-  THREE BATHROOMS INCLUDING DOWNSTAIRS CLOAKROOM & EN-SUITE
-  SOUTH-WEST FACING GARDEN
-  SHORT WALK TO LANGLEY STATION, NOW SERVICING ELIZABETH LINE

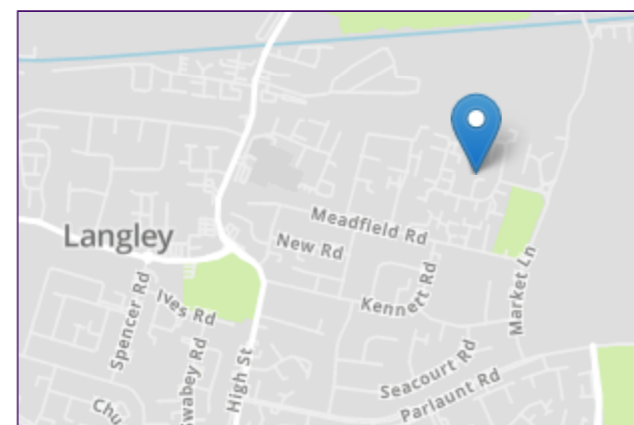
					
x4	x2	x3	x3	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Transport Links

NEAREST STATIONS:

- Langley (0.7 miles)
- Iver (1.2 miles)
- Slough (2.5 miles)

Local Schools

PRIMARY SCHOOLS

- The Langley Heritage Primary
0.2 miles away
- Langley Hall Primary Academy
0.5 miles away
- Marish Primary School
0.6 miles away
- Holy Family Catholic Primary School
1 mile away

SECONDARY SCHOOLS

- The Langley Academy
0.9 miles away
- Langley Grammar School
1 mile away
- St Bernard's Catholic Grammar School
1.7 miles away
- Upton Court Grammar School
1.9 miles away
- Council Tax**
Band F