



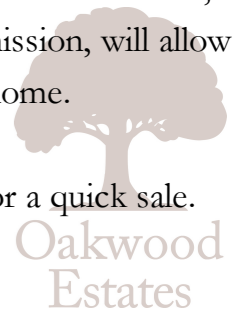
An excellent opportunity to modernise and redecorate this fantastic three bedroom detached property, situated within the highly sought-after Castleview school catchment area and within walking distance of three nearby grammar schools.





The ground floor features a porch entrance and a welcoming entrance hallway that leads into a bay-fronted 16ft living room, kitchen with side access, and a separate dining room that has been extended to create an additional 11ft garden room overlooking the rear.

On the first floor, the property boasts three good sized bedrooms and a family bathroom, with separate w/c for convenience.

The exterior of the property offers a west facing rear garden featuring established trees and shrubs, with outbuildings. The vast potential for extension, subject to obtaining planning permission, will allow the new owner to transform this residence into a truly remarkable family home.

The property is offered to the market with no onward chain, inviting the potential for a quick sale.

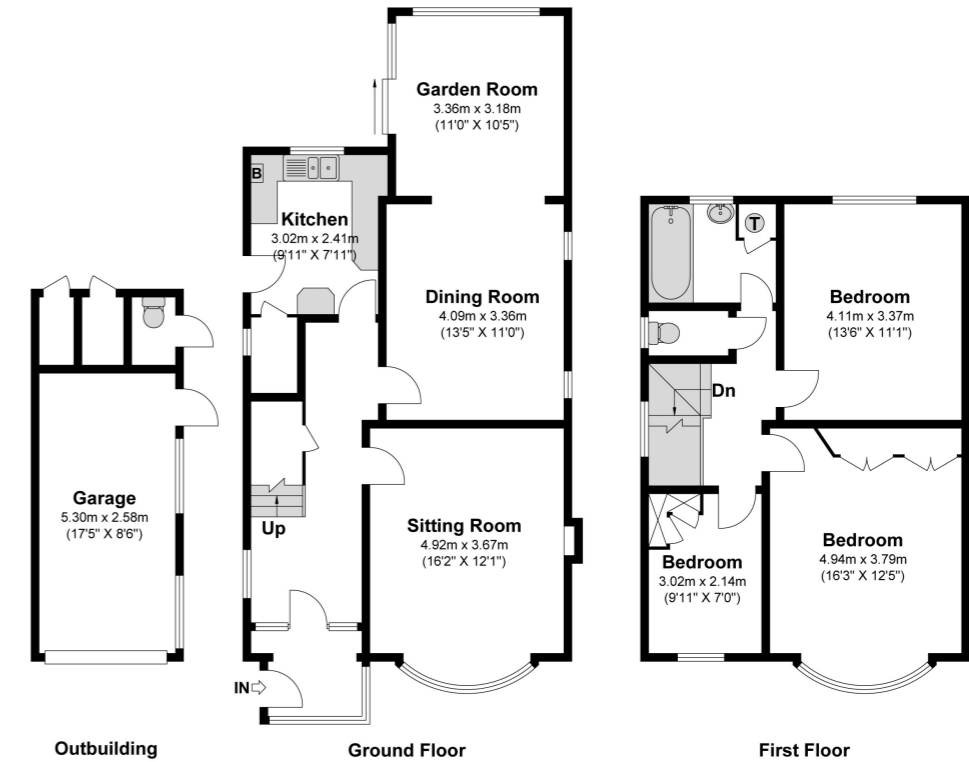


-  DETACHED 3 BEDROOM HOUSE
-  HIGHLY-UGHT AFTER LOCATION WITHIN CASTLEVIEW CATCHMENT
-  WALKING DISTANCE TO MULTIPLE GRAMMAR SCHOOLS IN THE LANGLEY AREA
-  NO ONWARD CHAIN
-  CUL-DE-SAC LOCATION
-  POTENTIAL FOR EXTENSION (STPP) & INTERNAL RENOVATION

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



Radnor Way
 Approximate Floor Area
 1284.24 Square feet 119.31 Square metres (Excluding Outbuilding)
 Outbuilding Area 188.58 Square feet 17.52 Square metres
 Total Area 1472.82 Square feet 136.83 Square metres (Including Outbuilding)



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

- Langley (1.1 miles)
- Datchet (1.3 miles)
- Slough (1.6 miles)

Local Schools

PRIMARY SCHOOLS

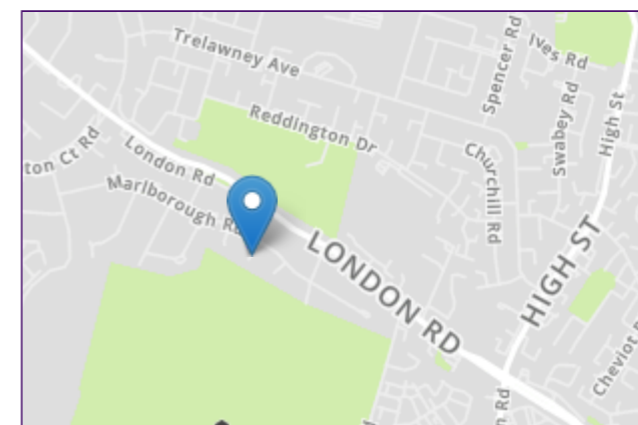
- Castleview Primary School
0.1 miles away
- Ryvers School
0.5 miles away
- The Langley Academy Primary
0.5 miles away
- Holy Family Catholic Primary School
0.6 miles away
- Marish Primary School
0.8 miles away

SECONDARY SCHOOLS

- Langley Grammar School
0.4 miles away
- Ditton Park Academy
0.4 miles away
- The Langley Academy
0.5 miles away
- St Bernard's Catholic Grammar School
0.8 miles away
- Upton Court Grammar School
0.9 miles away

Council Tax

Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	78