



Occupying a wide corner plot that boasts an abundance of potential for development (STPP) this two bedroom end of terrace cottage sits in a quiet cul-de-sac a short commute from Heathrow airport, and is offered to the market with no onward chain.

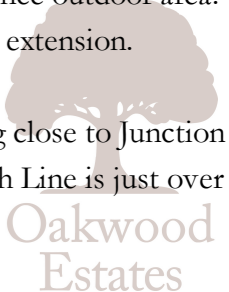
The property benefits an existing rear extension and expands a total floor area of approximately 1182 square ft. The ground floor features two reception rooms consisting of a cozy 13ft living room and separate dining room. A large family bathroom is located at the back of the house along with a spacious 18ft galley-style kitchen. A conservatory overlooks the rear garden.

Two double bedrooms are located on the first floor, with the addition of a bonus loft room benefiting skylight window, with full-conversion potential and uses including a habitable third bedroom or office.

There is parking on a driveway at the front of the property for 2-3 cars as well as lots of on-street parking available for visitors. The south-east facing rear garden is fully laid to patio providing a very low-maintenance outdoor area. Generous space to the side of the house offers excellent potential for a double-storey side extension.



The property lies within catchment for many of Langley's highly regarded schools as well as being close to Junction 5 of M4, with immediate links to M25 and M40. Langley Crossrail station, servicing the Elizabeth Line is just over 1 mile away.





## Property Information

-  TWO BEDROOM END TERRACED COTTAGE
-  POTENTIAL FOR DOUBLE STOREY SIDE EXTENSION (STPP)
-  13FT LIVING ROOM AND SEPARATE DINING ROOM
-  CONSERVATORY OVERLOOKING SOUTH-EAST FACING REAR GARDEN
-  CUL-DE SAC LOCATION
-  WIDE CORNER PLOT
-  BONUS LOFT ROOM WITH FULL CONVERSION & THIRD BEDROOM POTENTIAL
-  18FT GALLEY-STYLE KITCHEN
-  DRIVEWAY PARKING
-  NO ONWARD CHAIN

					
x2	x2	x1	x2	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Floor Plan



**Kings Terrace**  
 Approximate Floor Area = 96.18 Square meters / 1035.27 Square feet  
 Garage Area = 13.63 Square meters / 146.71 Square feet  
 Total Area = 109.81 Square meters / 1181.98 Square feet

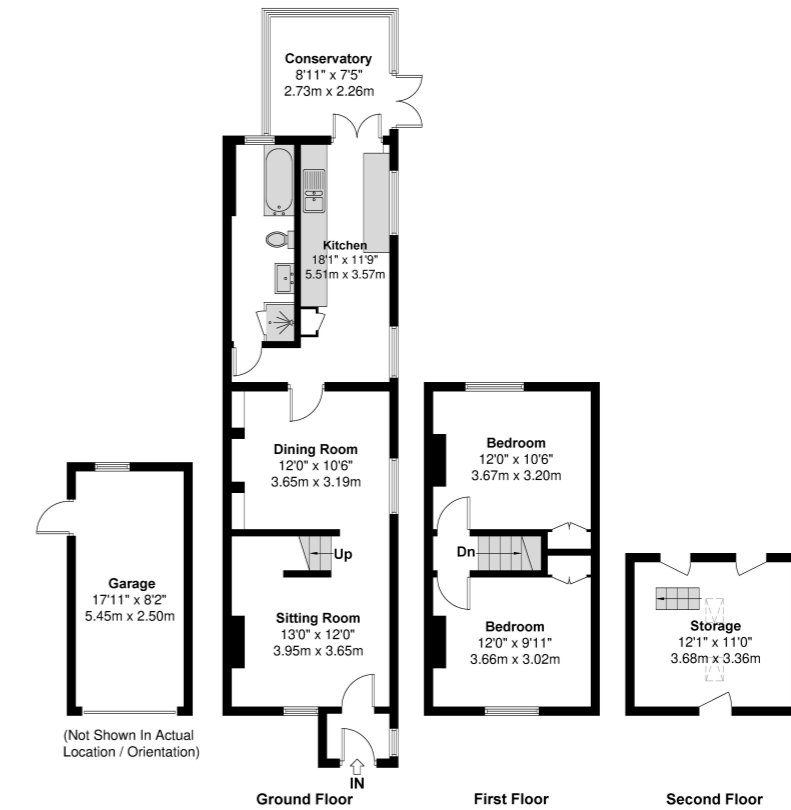


Illustration for identification purposes only, measurements are approximate, not to scale.

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 (1.2 miles)
- Iver (1.6 miles)
- Sunnymeads (1.9 miles)

The location is most convenient with the 81 bus that services London Road.

Junction 5 of the M4 motorway is close by with links to M25 and M40.

### Local Schools

#### PRIMARY SCHOOLS:

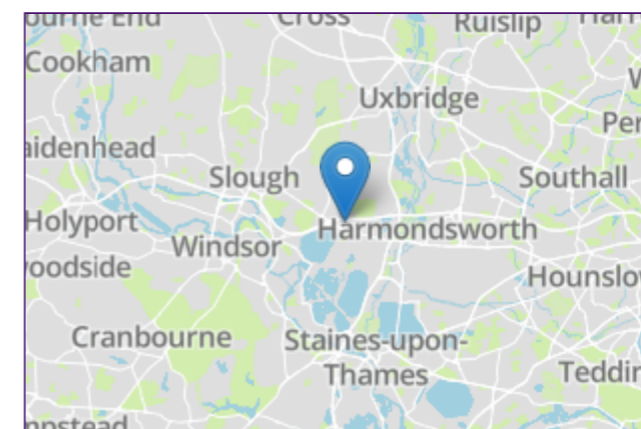
- Foxborough Primary School  
0.3 miles away
- Holy Family Catholic Primary School  
0.7 miles away

Colnbrook Church of England Primary School  
0.7 miles away

The Langley Heritage Primary  
0.8 miles away

#### SECONDARY SCHOOLS:

- Langley Grammar School  
1 mile away
- The Langley Academy  
1.2 miles away
- Ditton Park Academy  
1.7 miles away
- St Bernard's Catholic Grammar School  
2 miles away
- 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	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	