



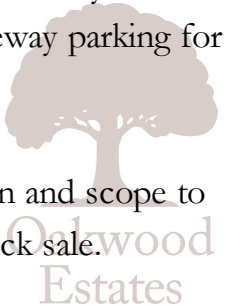
Boasting an abundance of potential for future extension this three bedroom semi-detached house is offered to the market located on one of Langley's most sought-after residential streets and is within walking distance of multiple local schools, as well as Langley station.

The property comprises spacious living room to the front, downstairs bathroom, separate dining room and a single extension providing a large kitchen to the back of the house, overlooking a delightful rear garden.











The first floor features three good size bedrooms, the master expanding 16ft across the front of the house and offering fitted wardrobes.

The rear garden is of fantastic size and enjoys a high degree of privacy. The garden is mostly laid to lawn with trees and shrubbery borders. There is a lawn to the front of the house, driveway parking for two cars, and garage to the side.

The property would make an excellent purchase for a family due to the idyllic location and scope to extend (STPP). There is no onward chain allowing the possibility of a very quick sale.



## Property Information

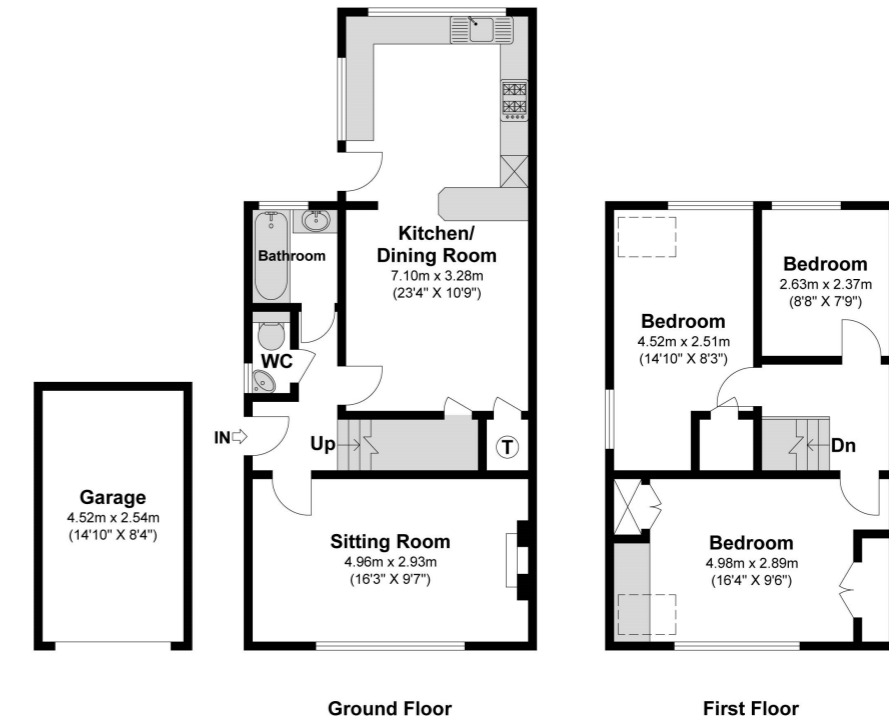
-  THREE BEDROOM SEMI-DETACHED PROPERTY
-  SPACIOUS KITCHEN EXTENSION
-  SEPARATE DINING ROOM
-  WALKING DISTANCE TO LOCAL SCHOOLS AND LANGLEY STATION
-  SOUGHT-AFTER LOCATION
-  HUGE POTENTIAL TO EXTEND (STPP)
-  DOWNSTAIRS BATHROOM
-  SINGLE GARAGE TO THE SIDE AND PARKING FOR TWO CARS
-  LARGE REAR GARDEN ENJOYING HIGH DEGREE OF PRIVACY
-  NO ONWARD CHAIN

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

## Floor Plan



**Seacourt Road**  
 Approximate Floor Area  
 952.49 Square feet 88.49 Square metres (Excluding Garage)  
 Garage Area 123.56 Square feet 11.48 Square metres  
 Total Area 1076.05 Square feet 99.97 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.

### NEAREST STATIONS

- Langley - 0.6 miles
- Iver - 1.4 miles
- Datchet - 2.3 miles

### Local Schools

#### PRIMARY SCHOOLS

The Langley Heritage Primary  
0.2 miles away

Langley Hall Primary Academy  
0.4 miles away

Marish Primary School  
0.4 miles away

Foxborough Primary School  
0.5 miles away

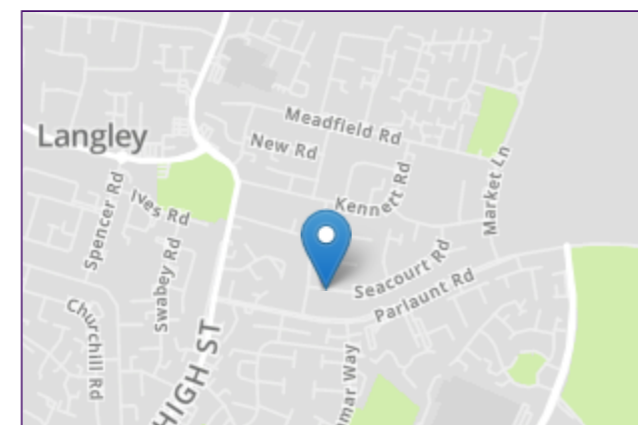
### SECONDARY SCHOOLS

Langley Grammar School  
0.8 miles away

The Langley Academy  
0.8 miles away

Ditton Park Academy  
1.6 miles away

**Council Tax**  
Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		39	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			