



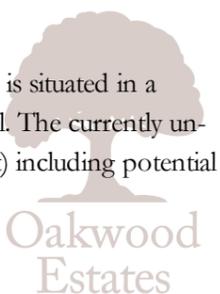
Ideally located a very short walk from Langley Station, this attractive Victorian three bedroom semi-detached home combines beautiful period character with modern living, set across three naturally spacious floors.

The house retains plenty of character, including original fireplaces, wooden floors and very tall ceilings, all typical of the Victorian period. There are two good-sized reception rooms providing flexible living or office spaces, whilst to the rear is a large open-plan kitchen diner with stylish granite worktops, integrated appliances and separate utility room, making it an excellent space for family living or entertaining. A downstairs cloakroom completes the ground floor.

Upstairs are two large double bedrooms and a spacious bathroom offering separate bath and shower cubicle, creating a large and comfortable family bathroom. The top floor hosts a third double bedroom with ample storage space, skylights and a cosy bay window.

One of the standout features of this property is the exceptionally large rear garden, mainly laid to lawn and offering fantastic outdoor space. A garage to the side of the property provides storage, whilst parking is available in front for three cars, on a newly-laid, modern resin driveway, whilst enjoying access to a fitted EV charger.

The property is offered to the market in excellent condition throughout, with no onward chain, and is situated in a convenient location within walking distance of multiple local schools, including Langley Grammar School. The currently un-extended home offers exceptional space suitable for future expansion, subject to normal planning consent) including potential for double-storey side and rear extensions.



Property Information

Floor Plan

-  VICTORIAN PERIOD PROPERTY
-  FULLY MODERNISED THROUGHOUT WHILST RETAINING CHARACTER
-  HUGE REAR GARDEN, MOSTLY LAID TO A WELL-MANICURED LAWN
-  FIVE MINUTES WALK TO LANGLEY STATION AND MULTIPLE SCHOOLS
-  RECENTLY UPGRADED ROOF AND RESIN DRIVEWAY
-  THREE EXCELLENT DOUBLE BEDROOMS
-  MODERN GRANITE KITCHEN WITH APPLIANCES AND SEPARATE UTILITY
-  DOWNSTAIRS WC AND LARGE FAMILY BATHROOM WITH SEPARATE SHOWER
-  TWO LIVING AREAS PLUS LARGE OPEN PLAN KITCHEN DINER
-  FANTASTIC SCOPE TO EXTEND

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



Willoughby Road
 Approximate Floor Area = 141.61 Square meters / 1524.27 Square feet
 Garage Area = 12.12 Square meters / 130.45 Square feet
 Total Area = 153.73 Square meters / 1654.72 Square feet

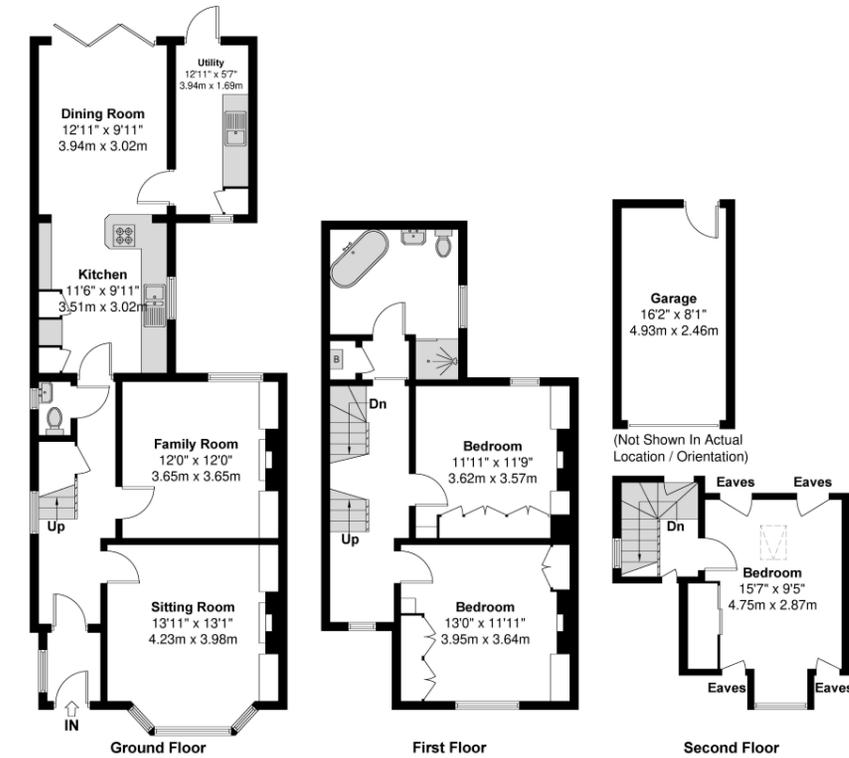


Illustration for identification purposes only, measurements are approximate, not to scale.

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.

'Green Deal' Home

The house benefits from the governments 2013 'Green Deal' scheme, allowing improvements to the homes energy efficiency through a repayment via the electricity bill, providing funding for improvements such as loft and cavity wall insulation, new boilers, double glazing, solar panels, heating controls etc. The roof has also been totally replaced within the last two years.

The EPC rating raised from a G to a C as a result.

Transport Links

NEAREST STATIONS:

- Langley - 0.2 miles
- Iver - 1.5 miles
- Datchet - 2.2 miles

Local Schools

PRIMARY SCHOOLS:

Langley Hall Primary Academy
360 yards

The Langley Heritage Primary
460 yards

Marish Primary School 470 yards
May 2022

Foxborough Primary School
0.6 miles

The Langley Academy Primary
0.6 miles

SECONDARY SCHOOLS:

Langley Hall Arts Academy
0.6 miles

The Langley Academy
0.6 miles

Langley Grammar School
0.6 miles

Ditton Park Academy
1.4 miles

St Bernard's Catholic Grammar School
1.5 miles

Council Tax

Band E

