

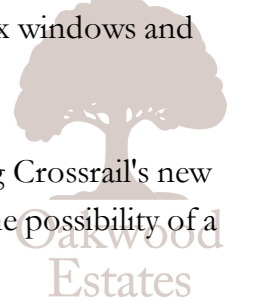
Nestled within the quiet yet highly sought-after Langley Broom and conveniently located within walking distance of Langley Grammar School is this superb detached property, boasting approved planning permission for a substantial double storey extensions.

The property features a large entrance hallway leading to downstairs cloakroom and four reception rooms including family room, additional 15ft living room and study area. The existing property has been extended to the rear to create a fantastic 22ft dining room, kitchen and useful utility area.

The first floor comprises three large bedrooms, two double bedrooms benefitting fitted wardrobes. There is a spacious family bathroom offering four-piece suite including shower cubicle.

There is parking at the property for at least 8 cars. The front and rear gardens are both of substantial in size offering excellent scope for future extensions. The current plans approve double storey front / side / rear extension with new roof to accommodate habitable space and two front dormers / Velux windows and internal alterations.

The property is offered to the market a short distance from Langley station, now servicing Crossrail's new Elizabeth Line creating an easy commute to London. There is no onward chain inviting the possibility of a very quick sale.



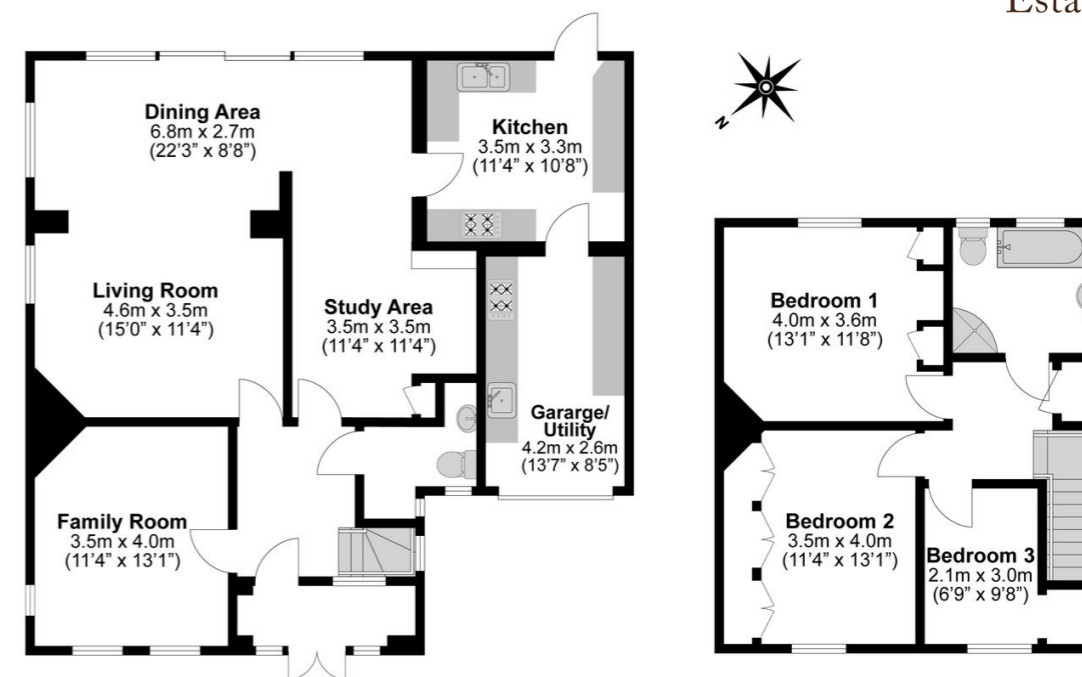
Property Information

Floor Plan

-  SUBSTANTIAL PLOT WITH APPROVED PLANS FOR DOUBLE STOREY FRONT/SIDE/REAR EXTENSIONS
-  THREE BEDROOM DETACHED PROPERTY
-  FOUR RECEPTION ROOMS INCLUDING 22FT DINER
-  SOUGHT-AFTER LOCATION
-  EASY ACCESS TO LANGLEY STATION (CROSSRAIL) WITH SHORT COMMUTE INTO LONDON
-  WALKING DISTANCE TO LANGLEY GRAMMAR SCHOOL
-  NO ONWARD CHAIN
-  HUGE FRONT AND REAR GARDENS
-  TWO BATHROOMS
-  PARKING FOR AT LEAST 8 CARS

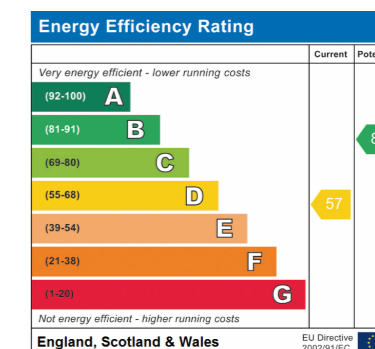
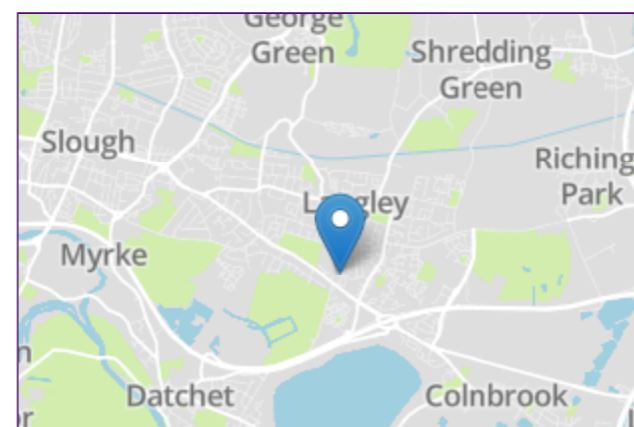
					
x3	x4	x2	x8	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Total Approximate Floor Area
1744 Square feet
162 Square metres



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

- NEAREST STATIONS
- Langley (0.9 mi)
 - Datchet (1.6 mi)
 - Sunnymeads (1.9 mi)

Local Schools

- PRIMARY SCHOOLS
- Holy Family Catholic Primary School
0.1 miles away
 - Foxborough Primary School
0.5 miles away
 - Marish Primary School
0.5 miles away
 - The Langley Academy Primary
0.5 miles away
 - Castleview Primary School

- 0.6 miles away
- Langley Hall Primary Academy
0.6 miles away
- SECONDARY SCHOOLS
- Langley Grammar School
0.2 miles away
- The Langley Academy
0.55 miles away
- Upton Court Grammar School
1.5 miles away
- St Bernards Grammar School
1.5 miles away

Council Tax
Band F