



Situated in a prime location and only a stone throw from Langley Station, this two bedroom mid terraced property is offered to the market with no onward chain and makes a great starter home for first time buyers, or those looking for an investment. The property sits in a sought after residential area in close proximity to local Ofsted rated schools such as Langley Hall Primary, Langley Academy and Langley Grammar school all within a mile of the property.

The ground floor comprises an entrance hallway, downstairs WC and the spacious 18ft living/dining room. The kitchen offers ample storage, a gas stove and all new appliances including a dishwasher. The first floor houses two good sized double bedrooms, with the added benefit separate ensuites.

Externally, the low maintenance garden is mostly laid to lawn with an area of patio. There are also two parking spaces located at the front of the property.



## Property Information

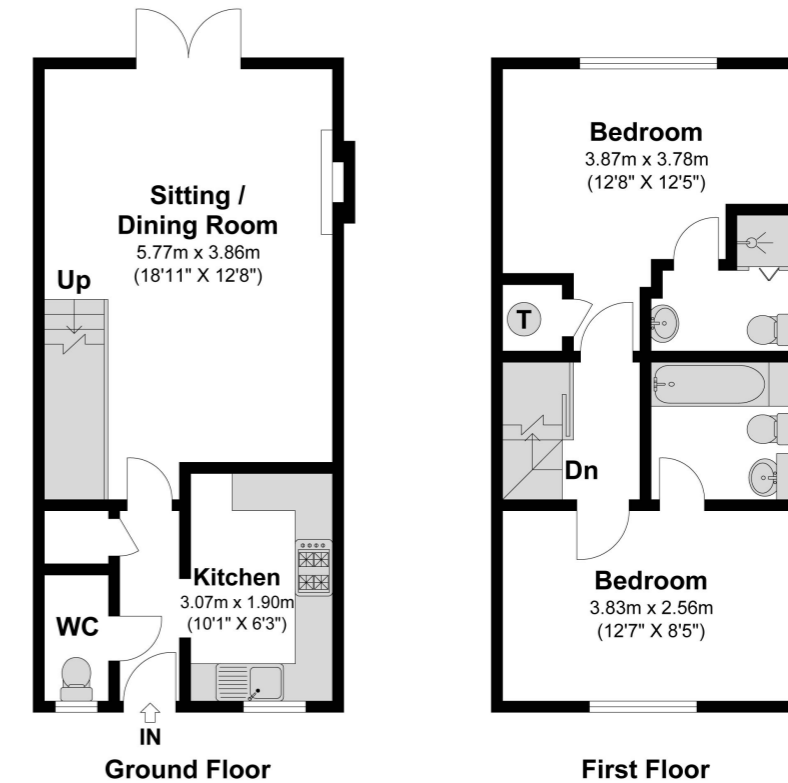
-  TWO BEDROOM TERRACE HOUSE
-  IDEAL FOR FIRST TIME BUYERS OR INVESTORS
-  WALKING DISTANCE FROM LANGLEY STATION
-  DOUBLE BEDROOM WITH AN EN SUITE
-  CLOSE PROXIMITY TO LANGLEY GRAMMAR SCHOOL AND LANGLEY COLLEGE
-  NO CHAIN
-  18FT SITTING/DINING ROOM
-  KITCHEN WITH FITTED APPLIANCES
-  TWO ALLOCATED PARKING SPACES
-  LOW MAINTENANCE PATIO GARDEN

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

## Floor Plan



**Scholars Walk**  
Approximate Floor Area  
703.85 Square feet 65.39 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 Station- 0.1 miles

Iver Station- 1.6 miles

Slough Station- 2.1 miles

### Local Schools

Langley Hall Primary Academy- 0.2 miles

Marish Primary School- 0.3 miles

The Langley Heritage Primary- 0.5 miles

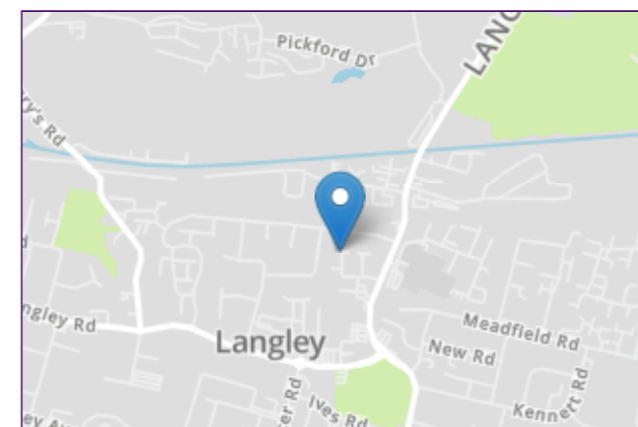
The Langley Academy- 0.5 miles

Langley Grammar School- 0.7 miles

St Bernard's Grammar School- 1.3 miles

### Council Tax

Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	