

Built in 2014, this four bedroom semi-detached Taylor Wimpey town house is offered to the market in a impeccable condition throughout and provides adaptable living accommodation across three floors, suitable for a large family.

The ground floor comprises downstairs cloakroom, good size sitting room/ bedroom to the front of the property and a spacious 15ft kitchen/dining area with French doors overlooking the rear garden. The modern fitted kitchen includes a range of integrated appliances including dishwasher, fridge freezer and a gas cooker.

The first floor boasts a family bathroom, a 15ft double bedroom and a second 15ft room to the front that is currently being utilised as a lounge. The second floor also features two 15ft double bedrooms expanding the width of the property, both with the added benefit of en-suite showers.









The rear garden is mostly laid to lawn, whilst there is parking for two cars at the side of the property, in front of a single garage.

The property is ideally located with scenic views of the Grand Union Canal, yet close to Langley Road offering excellent connections to local schools.





# Property Information

-  FOUR BEDROOM SEMI-DETACHED TOWN HOUSE
-  MODERN KITCHEN WITH INTEGRATED APPLIANCES
-  DOWNSTAIRS CLOAKROOM, FAMILY BATHROOM & 2 EN-SUITE SHOWERS
-  SCENIC VIEWS TO THE FRONT OVERLOOKING LANGLEY CANAL
-  2014 TAYLOR WIMPEY BUILD
-  DOWNSTAIRS FAMILY ROOM
-  4 15FT DOUBLE BEDROOMS
-  GARAGE TO THE SIDE WITH PARKING FOR 2 CARS

					
x4	x2	x4	x2	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

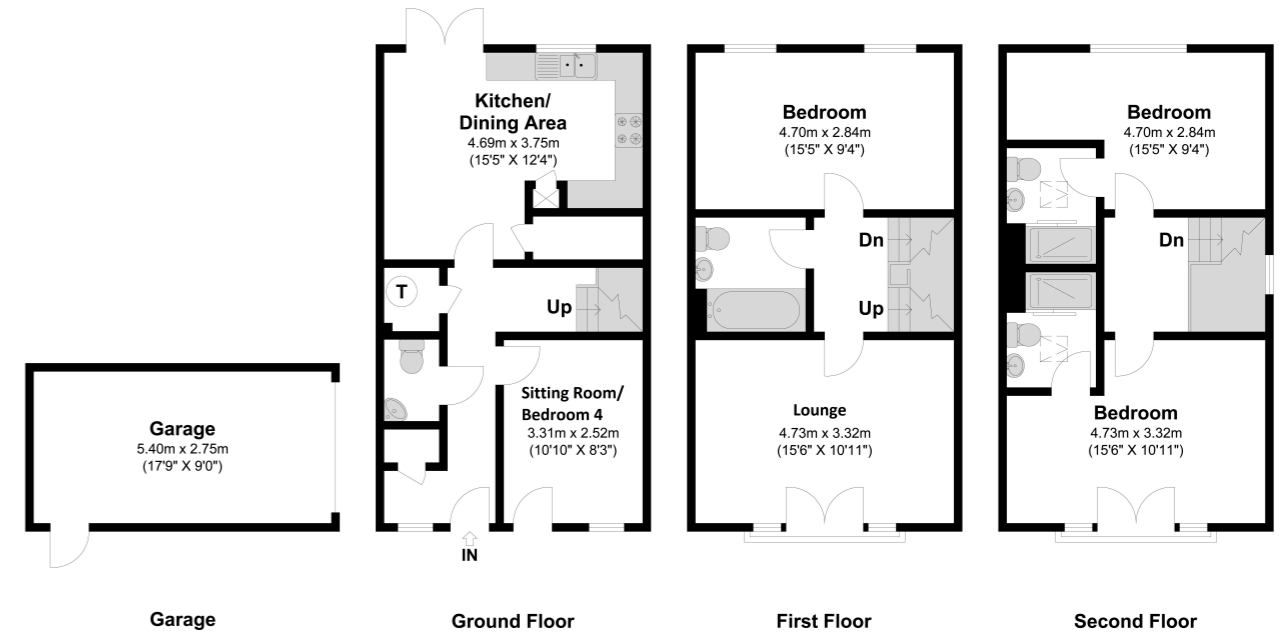
# Floor Plan



## Edgeworth Close

Approximate Floor Area

1291.88 Square feet 120.02 Square metres (Excluding Garage)  
 Garage Area 159.84 Square feet 14.85 Square metres  
 Total Area 1451.72 Square feet 134.87 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 miles)
- Slough (1.3 miles)
- Datchet (2.0 miles)

### Local Schools

#### PRIMARY SCHOOLS

- Ryvers School  
0.4 miles away
- The Langley Academy Primary  
0.5 miles away
- Langley Hall Primary Academy  
0.8 miles away
- Castleview Primary School  
0.8 miles away

#### SECONDARY SCHOOLS

- The Langley Academy  
0.5 miles away
- St Bernard's Catholic Grammar School  
0.6 miles away
- Langley Grammar School  
0.8 miles away
- Upton Court Grammar School  
0.8 miles away
- Ditton Park Academy  
1 mile away
- Council Tax**  
Band E

