



Situated in a peaceful cul-de-sac in the heart of Langley, this beautifully presented three bedroom property offers an ideal opportunity for first time buyers and smaller families with its convenient location and ready to move in condition.

Offering well proportioned accommodation, the property consists of an extended front porch, a cozy family room and an additional 14ft dining space. Having been thoughtfully enhanced over recent years, the ground floor now features a downstairs W/C and a larger galley style kitchen that benefits from integrated appliances and underfloor heating.

Upstairs, the home offers a spacious master bedroom complimented by bay windows, a second bedroom fitted with ample storage whilst the third has been reconfigured to allow a modern family bathroom also benefitting from underfloor heating.

Externally, there is an attractive rear garden approximately 100ft in length and on street parking available for residents and visitors.

# Property Information

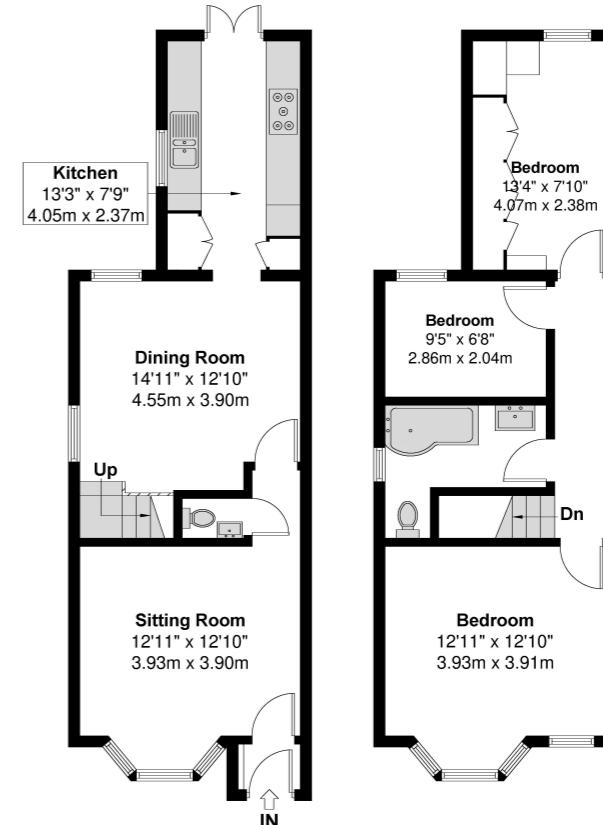
- THREE BEDROOM SEMI-DETACHED HOME
- CONVENIENT LOCATION WITHIN WALKING DISTANCE TO LANGLEY STATION
- THREE PIECE BATHROOM WITH UNDERFLOOR HEATING AND ADDITIONAL DOWNSTAIRS WC
- THOUGHTFULLY ENHANCED AND RECONFIGURED
- LARGE LOW MAINTENANCE GARDEN

- BEAUTIFULLY PRESENTED
- MODERN KITCHEN WITH UNDERFLOOR HEATING
- GENEROUS 12FT MASTER ROOM
- FAMILY ROOM AND SEPARATE DINING SPACE
- ON STREET PARKING AVAILABLE

<b>x3</b>	<b>x2</b>	<b>x2</b>	<b>x1</b>	<b>Y</b>	<b>N</b>
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



**Elmhurst Road**  
Approximate Floor Area = 85.61 Square meters / 921.50 Square feet



**Ground Floor**      **First Floor**

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



# Floor Plan

## Transport Links

### NEAREST STATIONS:

Langley - 720 yards

Iver - 1.5 miles

Datchet - 2.1 miles

Holy Family Catholic Primary School

0.6 miles

### SECONDARY SCHOOLS:

Langley Grammar School

0.6 miles

## Local Schools

### PRIMARY SCHOOLS:

Langley Hall Primary Academy

370 yards

The Langley Academy

0.6 miles

Marish Primary School

400 yards

Ditton Park Academy

1.4 miles

The Langley Heritage Primary

540 yards

St Bernard's Catholic Grammar School

1.4 miles

Foxborough Primary School

half a mile

## Council Tax

Band D

