

This 2023 build three bedroom detached property is situated within a highly sought-after residential location within walking distance of Langley Grammar School, and within catchment for other local grammar and primary schools.

The property has been finished to a very high specification, boasting underfloor heating to the ground floor, external CCTV, and all bedrooms accompanying en-suites.

The ground floor features a large living room expanding 22ft to the front of the house, providing a spacious reception area, whilst the kitchen stretches the width of the house and overlooks the rear. The kitchen comprises a good range of modern fitted units, integrated appliances and bi-fold doors. Additionally there is a separate utility room, office and downstairs cloakroom.

Two double bedrooms sit on the first floor, both with fitted wall lights and en-suite shower rooms benefitting backlit vanity mirrors. The 22ft master bedroom is situated on the top floor of the house and also has access to a private en-suite shower room, and electronic Velux windows.

Externally, the driveway provides parking for 2-3 cars with motion detection outdoor lights. The garden is private and well-enclosed, mostly laid to lawn with outdoor tap and power.

The property is situated within walking distance of Langley station and is offered to the market with no onward chain, providing the option of a very quick sale.



Property Information

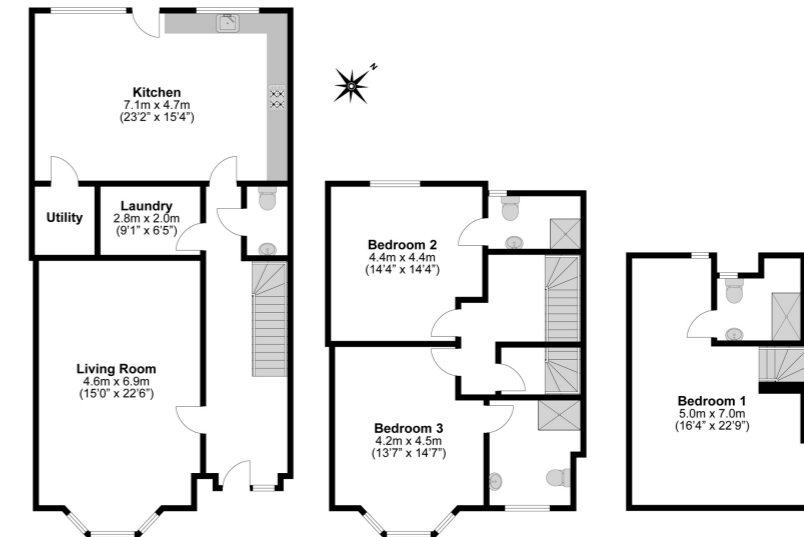
-  NEW HOME - 2023 BUILD
-  HIGHLY SOUGHT-AFTER LOCATION
-  FINISHED TO A HIGH SPECIFICATION
-  OFFICE WITH ACCESS TO CCTV
-  EN-SUITES TO ALL BEDROOMS PLUS DOWNSTAIRS WC
-  THREE DOUBLE BEDROOM DETACHED HOUSE
-  CLOSE TO LANGLEY GRAMMAR SCHOOL AND WITHIN CATCHMENT FOR UPTON COURT & ST BERNARD'S
-  DOUBLE GLAZED SASH WINDOWS
-  UNDERFLOOR HEATING TO THE GROUND FLOOR
-  PRIVATE GARDEN AND DRIVEWAY

					
x3	x1	x4	x2	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan

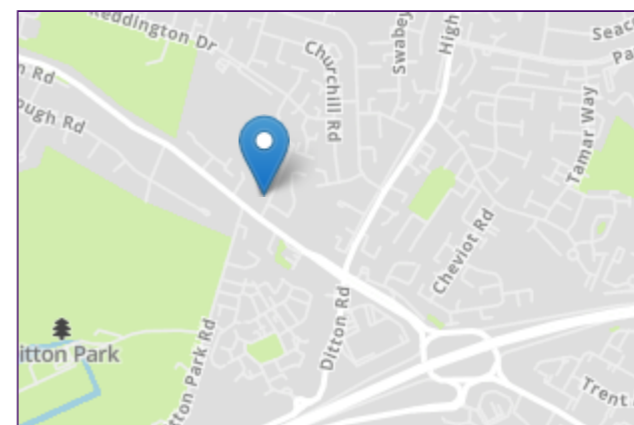


Total Approximate Floor Area
2238 Square feet
208 Square metres



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	93
(69-80)	C		
(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	

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