



Offering a perfect starter home for first time buyers, this two bedroom terraced property sits in a prime location close to multiple nearby schools, and within walking distance of Langley station, servicing Crossrail into London.

The property benefits a rear extension creating a large kitchen across the back of the house, allowing space for two separate reception rooms, suitable for living and dining.

The first floor comprises a modern family bathroom and two double bedrooms, both benefiting fitted wardrobes. The spacious landing area lends itself well to future development potential including a loft conversion.

The west-facing garden enjoys a high degree of privacy and is of very low maintenance, fully laid to patio with an outdoors storage shed and rear access to the single garage in a block.

The property is offered to the market in superb clean and tidy condition throughout, with no onward chain, inviting a quick sale.





Property Information



TWO BEDROOM EXTENDED TERRACED PROPERTY



WALKING DISTANCE TO LANGLEY STATION



TWO RECEPTION ROOMS



DOUBLE BEDROOMS WITH FITTED WARDROBES



845 SQUARE FT



PERFECT STARTER HOME



CLOSE TO MULTIPLE SCHOOLS



LOW MAINTAINED REAR GARDEN




GARAGE INCLUDED



x2

Bedrooms



x2

Reception Rooms




x1

Bathrooms




x2

Parking Spaces



Y

Garden



Y

Garage

Transport Links

NEAREST STATIONS:

- Langley - 0.5 miles
- Iver - 1.4 miles
- Datchet - 2.2 miles

Local Schools

PRIMARY SCHOOLS:

- The Langley Heritage Primary

0.2 miles
- Langley Hall Primary Academy

0.3 miles

- Marish Primary School
- 0.4 miles

- Foxborough Primary School
- 0.5 miles

SECONDARY SCHOOLS:

- Langley Grammar School
- 0.8 miles away


- The Langley Academy
- 0.8 miles away

- St Bernard's Catholic Grammar School
- 1.7 miles away

Council Tax

Band D

Floor Plan




Oakwood Estates

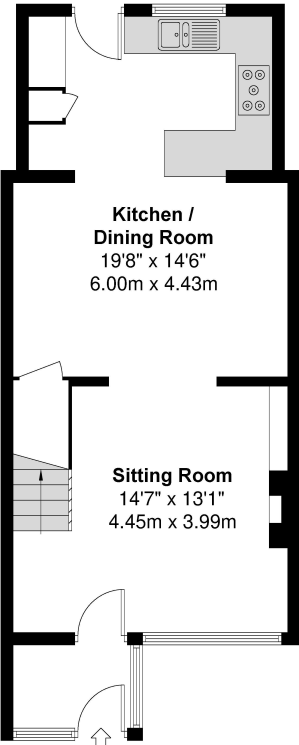
**Windrush Avenue**

Approximate Floor Area = 78.58 Square meters / 845.83 Square feet

Garage Area = 10.46 Square meters / 112.59 Square feet

Total Area = 89.04 Square meters / 958.42 Square feet



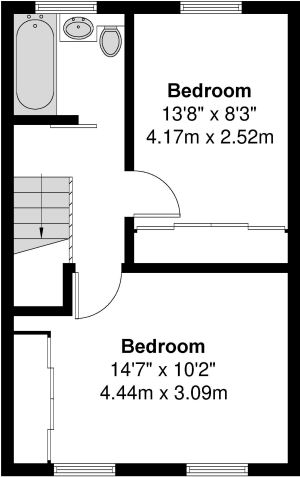


**Kitchen / Dining Room**  
19'8" x 14'6"  
6.00m x 4.43m

**Sitting Room**  
14'7" x 13'1"  
4.45m x 3.99m

**IN**

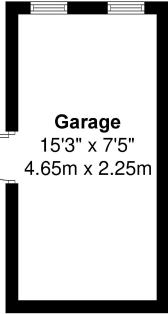
**Ground Floor**



**Bedroom**  
13'8" x 8'3"  
4.17m x 2.52m

**Bedroom**  
14'7" x 10'2"  
4.44m x 3.09m

**First Floor**



**Garage**  
15'3" x 7'5"  
4.65m x 2.25m

(Not Shown In Actual Location / Orientation)

Illustration 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.

