



This beautifully presented three bedroom semi-detached family home is situated in a prime location within catchment area for three highly-regarded grammar schools and a stone's throw from Langley Station, servicing the Elizabeth Line into London.

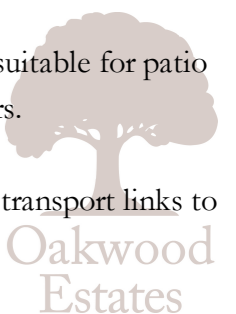
The property is offered to the market in a modern finish throughout and stretches across 1,190 square feet of living accommodation with an existing rear extension and outdoor storage rooms.

The ground floor comprises a welcoming entrance hallway leading to two large reception areas suitable for living, dining or office spaces, and a generous 16ft kitchen stretching across the back of the home and overlooking the rear garden. The kitchen area also benefits from a conveniently separate utility space.

Located on the first floor are three good sized bedrooms, all with fitted wardrobes, and a fully-tiled modern family bathroom.


Externally, the property enjoys a landscaped rear garden, mostly laid to lawn with a paved area suitable for patio furniture. There is also a spacious driveway that offers parking for up to three cars.

The property is perfectly situated for families hoping to utilise Langley's excellent schooling and transport links to London and Heathrow.



# Property Information

# Floor Plan

-  **THREE BEDROOM SEMI-DETACHED FAMILY HOME**
-  **MODERN INTERIOR THROUGHOUT**
-  **16FT KITCHEN WITH A SEPARATE UTILITY ROOM**
-  **LANDSCAPED REAR GARDEN**
-  **WELL-MAINTAINED REAR GARDEN**
-  **TWO RECEPTION ROOMS IN ADDITION TO KITCHEN/DINER EXTENSION**
-  **FITTED WARDROBES TO ALL BEDROOMS**
-  **5 MINUTE WALK TO LANGLEY STATION**
-  **EASY COMMUTE TO HEATHROW AIRPORT**
-  **1,190 SQUARE FT**

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

## Transport Links

### NEAREST STATIONS:

- Langley - 400 yards
- Iver - 1.5 miles
- Slough - 2.2 miles
- Datchet - 2.2 miles

## Local Schools

### PRIMARY SCHOOLS

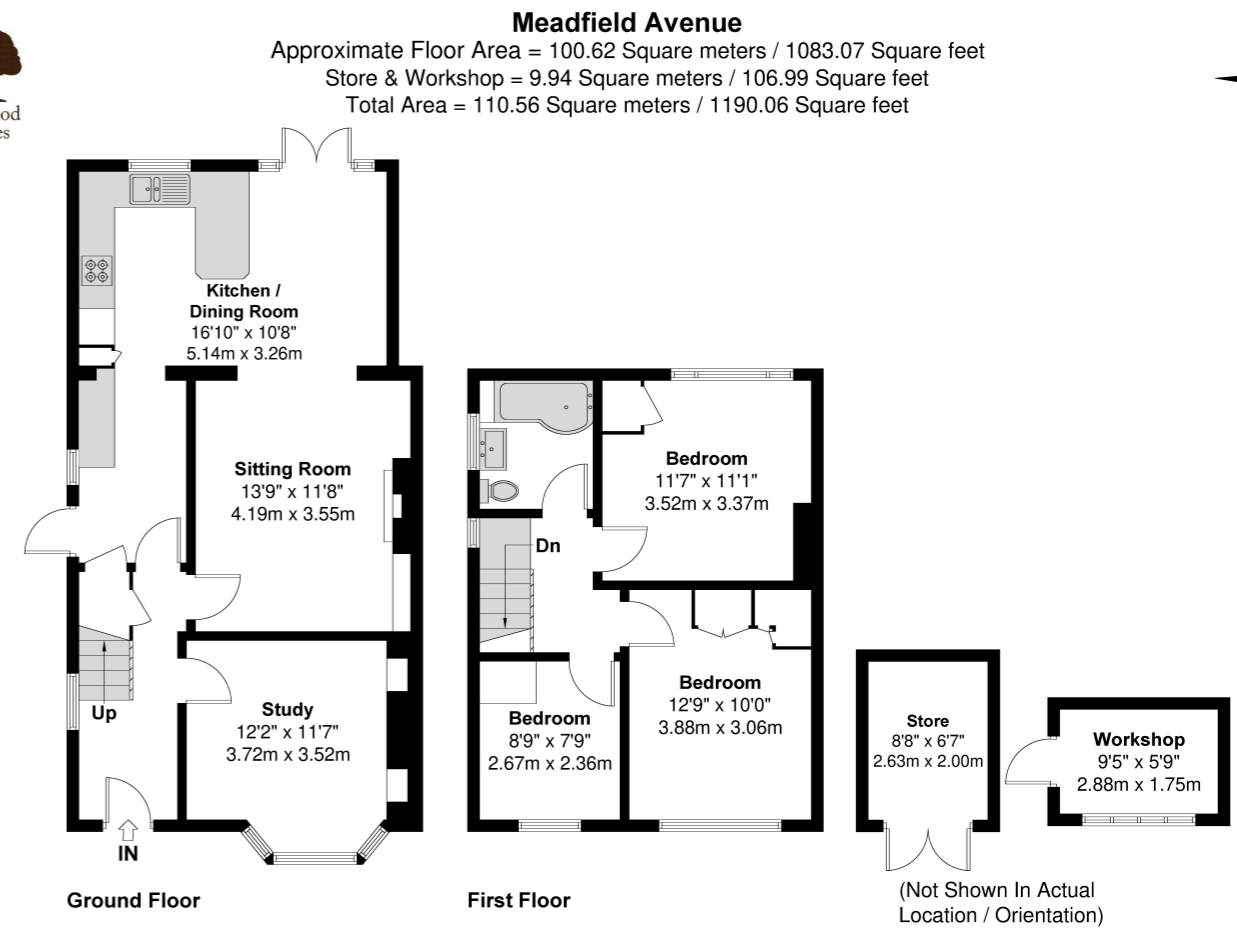
- Langley Hall Primary Academy  
250 yards
- Marish Primary School  
500 yards
- The Langley Heritage Primary  
580 yards
- The Langley Academy Primary  
0.6 miles
- Foxborough Primary School  
0.7 miles
- Holy Family Catholic Primary School  
0.7 miles

Ryvers School  
0.9 miles

### SECONDARY SCHOOLS

- Langley Hall Arts Academy  
780 yards
- The Langley Academy  
0.5 miles
- Langley Grammar School  
0.6 miles
- St Bernard's Catholic Grammar School  
1.4 miles
- Ditton Park Academy  
1.4 miles
- Upton Court Grammar School  
1.6 miles

**Council Tax**  
Band D



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.

