













This deceptively large three bedroom terraced town house, set within a popular 2001 development, is spread across three spacious floors creating a generous home suitable for a family.

The property features a modern kitchen, downstairs cloakroom, and 15ft reception room at the back of the house, suitable for both living and dining furniture, with brand new fitted French doors overlooking the rear garden.

Rising to the first floor are two excellent size double bedrooms that both stretch 13ft across the width of the property, enjoying access to a luxurious family bathroom. The top floor of the property boasts the master bedroom, a huge walk-in closet, and en-suite shower.

Externally, a front garden with attractive plants and shrubs offers an inviting welcome into the home, whilst the rear garden is mostly laid to lawn with space for patio furniture. A gate leads to the garage beyond the back of the house, as well as ample residents parking.

The property is located within walking distance of three nearby grammar schools, as well as being an easy commute to Slough railway station and Heathrow airport.

> Oakwood Estates

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WELL-PRESENTED TERRACED TOWN HOUSE



WALKING DISTANCE TO THREE LOCAL GRAMMAR SCHOOLS



SINGLE GARAGE INCLUDED AND AMPLE OFF-STREET PARKING TO THE REAR



WELL DECORATED AND EXCELLENTLY MAINTAINED





MASTER BEDROOM WITH EN-SUITE AND LARGE WALK-IN CLOSET



PRIVATE REAR GARDEN

7

POPULAR 2001 DEVELOPMENT



## Transport Links:

Nearest Stations:

Slough (1.1 miles)

Langley (1.4 miles)

Datchet (1.4 miles)

## **Local Schools:**

PRIMARY SCHOOLS

Castleview Primary School

0.4 miles away

Ryvers School

0.4 miles away

Long Close School

0.6 miles away

The Langley Academy Primary

0.7 miles away

SECONDARY SCHOOLS

Ditton Park Academy

0.3 miles away

St Bernard's Catholic Grammar School

0.3 miles away

Upton Court Grammar School

0.4 miles away

The Langley Academy

0.7 miles away

Langley Grammar School

0.8 miles away

Council Tax

 $Band \; E$ 

## **Hurworth Avenue** Approximate Floor Area = 95.78 Square meters / 1030.96 Square feet Garage Area = 13.91 Square meters / 149.72 Square feet Total Area = 109.69 Square meters / 1180.69 Square feet = Reduced headroom below 1.5m / 5'0 **Bedroom** Walk In 13'0" x 10'6" Wardrobe Sitting / 9'9" x 4'2" 3.95m x 3.21m Dining Room 2.98m x 1.27m 15'3" x 12'11" 4.65m x 3.94m Garage 17'3" x 8'8" 5.25m x 2.63m **Bedroom** 13'4" x 13'0" 4.07m x 3.95m 11'11" x 6'0" Bedroom 13'0" x 10'2"

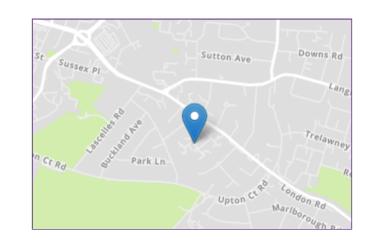
Illustration for identification purposes only, measurements are approximate, not to scale.

Second Floor

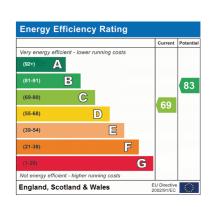
3.95m x 3.09m

First Floor

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.



**Ground Floor** 



(Not Shown In Actual Location / Orientation)