



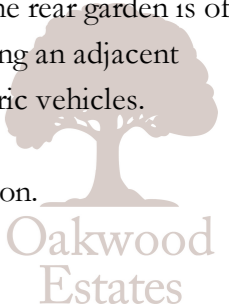
This immaculately presented three bedroom property has been flawlessly renovated within the last five years, offering a superb family home for those looking for an immediate move. The property lies a short walk from multiple nearby schools including both Langley Academy primary & secondary, and Langley Grammar School.

The property comprises porch entrance leading directly into a large entrance hallway that provides direct access to the 14ft living room and the kitchen. The kitchen has been exceptionally-well designed with premium benefits that include a boiling water tap, marble-effect granite worktops complemented by stylish navy blue units and some integrated appliances. There is ample space for dining furniture.






The first floor features two large double bedrooms, both with walk-in wardrobes and access to family bathroom. The former loft space has been converted to offer a third double bedroom stretching 16ft with fitted storage, office space and an en-suite shower room.

Externally the property benefits a large front garden that is fully laid to a well-kept lawn, whilst the rear garden is of very low maintenance and features an outbuilding. There are plentiful storage options including an adjacent garage that offers parking for two cars directly in front with built-in charging point for electric vehicles.

The property also offers potential for a side extension subject to planning permission.



Property Information

-  THREE BEDROOM EXTENDED END-TERRACED HOUSE
-  VERY CLOSE TO LANGLEY ACADEMY AND LANGLEY GRAMMAR SCHOOL
-  LARGE FRONT GARDEN AND LOW MAINTENANCE REAR GARDEN
-  LARGE DOUBLE BEDROOMS WITH WALK-IN WARDROBES
-  SCOPE FOR SIDE EXTENSION (STPP)

-  IMMACULATELY PRESENTED AND RECENTLY RENOVATED TO A VERY HIGH STANDARD
-  WELL DESIGNED WITH PREMIUM BENEFITS FOR EASY LIVING
-  LOFT CONVERSION WITH FITTED STORAGE, OFFICE SPACE AND EN-SUITE
-  GARAGE TO THE SIDE AND PARKING FOR 2 CARS
-  1519 SQUARE FT

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

Floor Plan

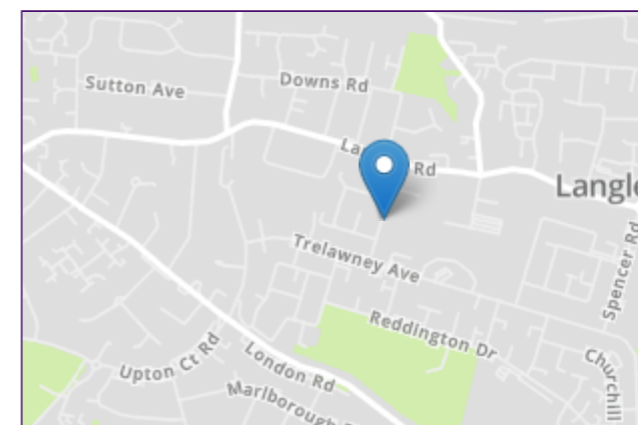


Cockett Road
 Approximate Floor Area
 1427.51 Square feet 132.62 Square metres (Excluding Outbuilding)
 Outbuilding Area 229.05 Square feet 21.28 Square metres
 Total Area 1656.56 Square feet 153.90 Square metres (Including Outbuilding)



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.



Transport Links

NEAREST STATIONS:

- Langley - 0.8 miles
- Slough - 1.6 miles
- Datchet - 1.7 miles

Local Schools

PRIMARY SCHOOLS:

- Ryvers School
260 yards
- The Langley Academy Primary
290 yards
- Marish Primary School
0.5 miles
- Langley Hall Primary Academy
0.6 miles
- Holy Family Catholic Primary School
0.7 miles
- Foxborough Primary School
0.9 miles

The Langley Heritage Primary
1 mile

SECONDARY SCHOOLS:

- The Langley Academy
430 yards
- Langley Grammar School
660 yards
- Langley Hall Arts Academy
0.5 miles
- St Bernard's Catholic Grammar School
0.7 miles
- Ditton Park Academy
0.7 miles
- Upton Court Grammar School
0.9 miles

Council Tax

Band C