

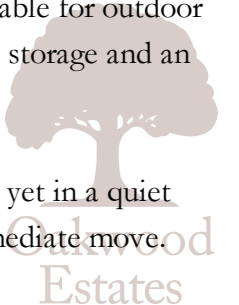
This superbly presented three bedroom semi-detached house offers a spacious family home stretching over 1350 square feet. The property is located a short distance from Heathrow airport, whilst also being in easy reach of three nearby grammar schools in Langley.

The ground floor features a porch entrance and hallway that leads to a 12ft front aspect living room and separate dining room that overlooks the rear garden. The kitchen is fitted with a fantastic range of modern fitted units, complemented by large neutral tiles, dark worktops and wooden flooring. A convenient separate utility area provides space for additional appliances, and leads to a downstairs shower room. The original garage has been converted into an 11ft study.

Three bedrooms are located on the first floor, the master benefits fitted wardrobes and ample space for a king size bed. The rear-aspect family bathroom enjoys lots of natural daylight and provides a fully-tiled three piece suite.

Externally, the south-facing rear garden is mostly laid to a well-manicured lawn, large patio suitable for outdoor furniture, and an outbuilding that has been divided into two useful rooms, currently utilised as storage and an office. Driveway parking for at least two cars is offered to the front.

The property is perfectly situated nearby J5 of M4 providing links to M25, M40 and London, yet in a quiet residential location. The house is in great decorative order ideal for those looking for an immediate move.



Property Information

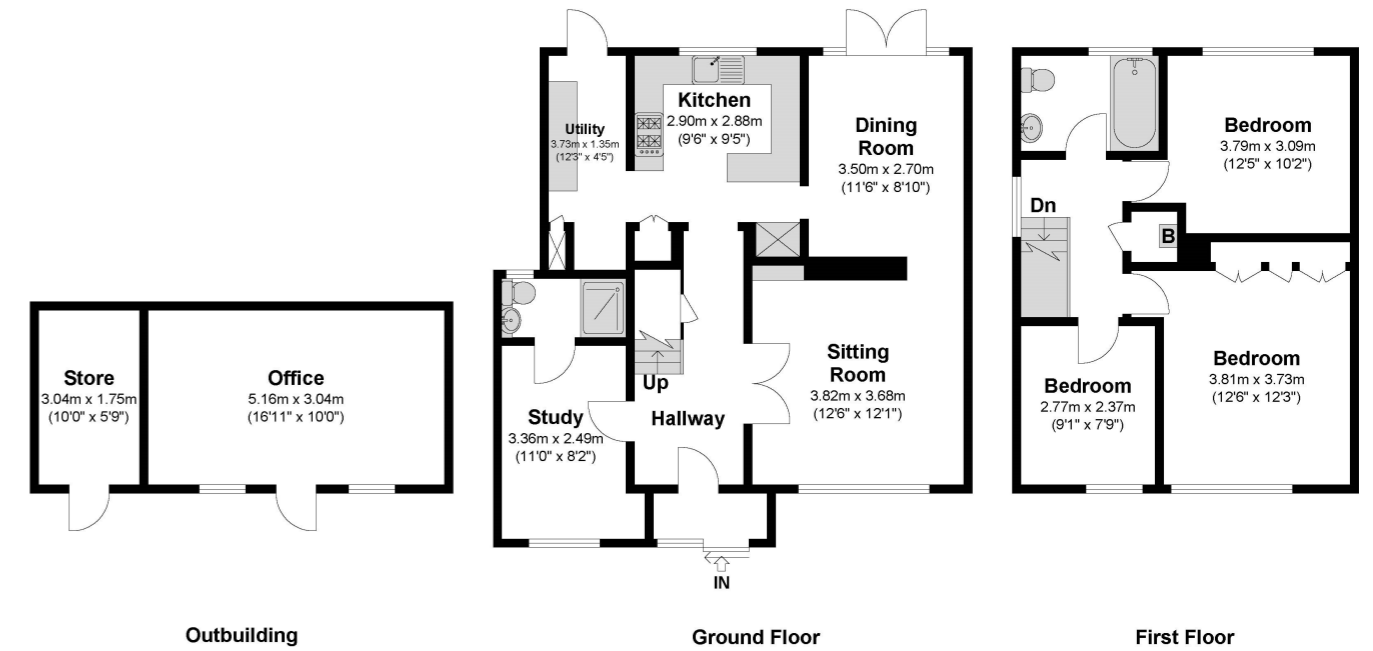
-  THREE BEDROOM SEMI-DETACHED PROPERTY
-  SPACIOUS 12FT LIVING ROOM
-  DOWNSTAIRS CLOAKROOM WITH SHOWER
-  DRIVEWAY PARKING FOR TWO CARS
-  EASY ACCESS TO THREE NEARBY GRAMMAR SCHOOLS
-  MODERN FITTED KITCHEN
-  CONVENIENT UTILITY ROOM
-  SOUTH-FACING REAR GARDEN WITH OUTBUILDING
-  SHORT COMMUTE TO HEATHROW AIRPORT
-  SUPERB CONDITION THROUGHOUT

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

Floor Plan



Laburnum Grove
 Approximate Floor Area
 1120.09 Square feet 104.06 Square metres (Excluding Outbuilding)
 Outbuilding Area 230.99 Square feet 21.46 Square metres
 Total Area 1351.08 Square feet 125.52 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 - 2.7 miles

Datchet - 3.2 miles

Slough - 3.7 miles

Local Schools

PRIMARY SCHOOLS

Foxborough Primary School

0.4 miles away

Holy Family Catholic Primary School

0.6 miles away

Marish Primary School

0.9 miles away

Langley Hall Primary Academy

1.1 miles away

SECONDARY SCHOOLS

Langley Grammar School

0.9 miles away

The Langley Academy

1.2 miles away

Churchmead Church of England (VA) School

1.8 miles away

St Bernard's Catholic Grammar School

1.9 miles away

Council Tax

Band D

