



Tucked away in a small and quiet cul-de-sac, this three bedroom semi-detached property offers a fantastic opportunity to create a wonderful family home in a highly sought-after location.

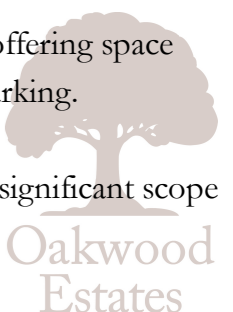
The house is ideally positioned within walking distance of three highly-regarded grammar schools, making it an excellent choice for families, while Langley Station, servicing Elizabeth Line, is also easily accessible, providing fast and convenient links into London.

The accommodation currently comprises a welcoming sitting room, separate dining room, and kitchen to the ground floor, with three bedrooms and a family bathroom complete the upstairs.

Whilst the property would benefit from modernisation throughout, it presents a superb blank canvas for buyers to update.

Outside, the property boasts a generous rear garden with a beautifully-manicured lawn, offering space for further landscaping. There is also a garage, providing additional storage or parking.

With excellent potential to extend (subject to usual planning permissions), this home offers significant scope to increase both its size and value.

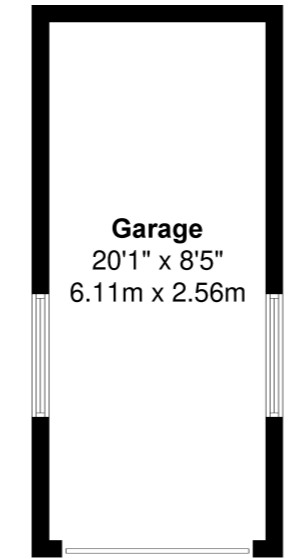


## Property Information

-  THREE BEDROOM SEMI-DETACHED PROPERTY
-  TWO RECEPTION ROOMS
-  WALKING DISTANCE TO LANGLEY STATION AND MULTIPLE SCHOOLS
-  GARAGE AND DRIVEWAY PARKING
-  POTENTIAL TO EXTEND (STPP)
-  OPPORTUNITY TO MODERNISE
-  FAMILY BATHROOM AND DOWNSTAIRS WC
-  LARGE REAR GARDEN
-  QUIET CUL-DE-SAC
-  NO ONWARD CHAIN

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

## Floor Plan



(Not Shown In Actual Location / Orientation)

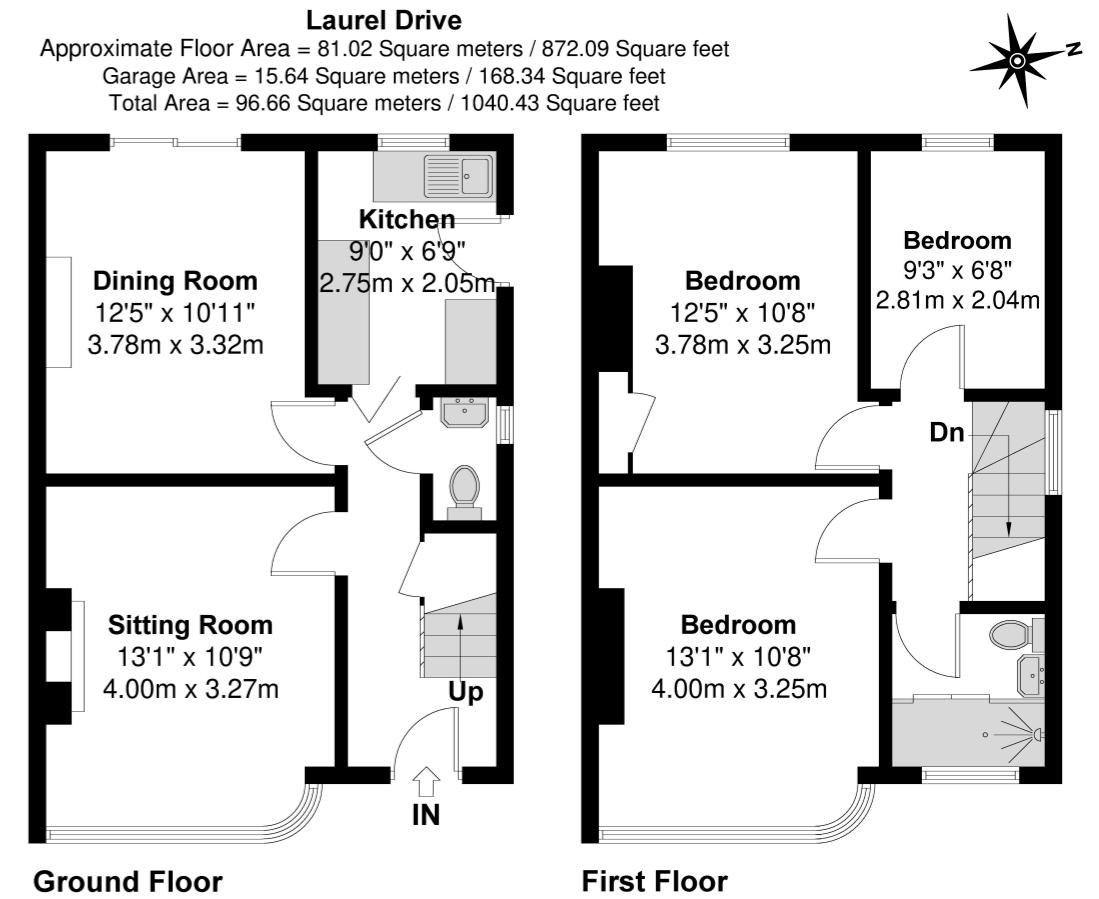
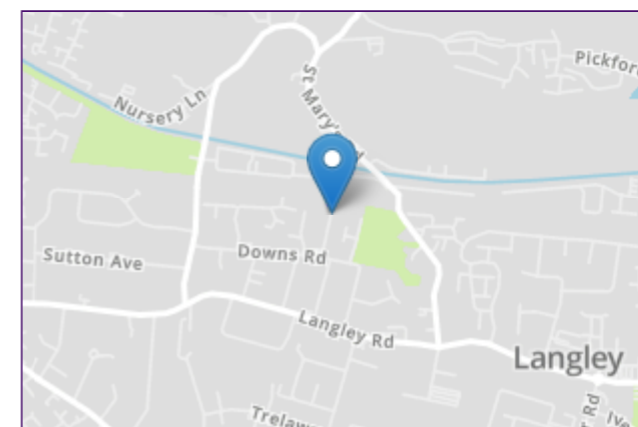


Illustration for identification purposes only, measurements are approximate, not to scale.

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.



### Transport Links

#### NEAREST STATIONS:

- Langley - 0.7 miles
- Slough - 1.5 miles
- Datchet - 2.0 miles

### Local Schools

#### PRIMARY SCHOOLS:

- Ryvers School  
0.3 miles away
- The Langley Primary Academy  
0.4 miles away
- Langley Hall Primary Academy  
0.6 miles away
- Marish Primary School  
0.7 miles away

#### SECONDARY SCHOOLS:

- Langley Grammar School  
0.7 miles away
- St Bernard's Grammar School  
0.7 miles away
- Upton Court Grammar School  
0.9 miles away

### Council Tax

Band E