



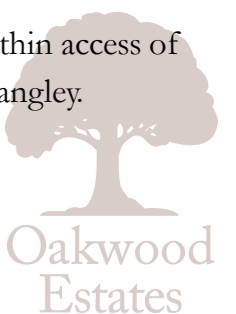
Situated within a private cul-de-sac very close to Heathrow Terminal 5, this semi-detached property boasts four usable bedrooms and ample space sufficient for a family.

The ground floor comprises separate living and dining areas, fitted kitchen and family bathroom, 18ft downstairs bedroom that could also be utilised as an additional reception room leading into a greenhouse. A utility room at the back of the house provides access to the garden.

The first floor features two double bedrooms, and a third bedroom accessible via bedroom one, that also offers potential to be converted into an en-suite bathroom.

The rear garden offers a mature outdoor space with lots of plants and trees, and canal access behind, that has been safely separated from the garden.

The property is offered to the market in a clean and tidy condition throughout, and is within access of multiple nearby schools including the popular primary and grammar schools in Langley.



Property Information

- **FOUR BEDROOM SEMI-DETACHED PROPERTY**
- **DRIVEWAY PARKING FOR UP TO 4 CARS**
- **SEPARATE LIVING AND DINING AREAS**
- **PRIVATE ROAD**
- **GREENHOUSE**
- **CLOSE TO HEATHROW TERMINAL 5**
- **LARGE MATURE REAR GARDEN**
- **CLEAN AND TIDY CONDITION THROUGHOUT**
- **GROUND FLOOR BEDROOM**

**x4**  
Bedrooms

**x2**  
Reception Rooms

**x1**  
Bathrooms

**x4**  
Parking Spaces

**Y**  
Garden

**N**  
Garage

Transport Links

NEAREST STATIONS:

- Heathrow Terminal 5 - 0.9 miles
- Wraysbury - 1.9 miles
- Heathrow Terminals 2 & 3 - 2.5 miles
- Langley - 2.6 miles

The property is situated a short walk from Heathrow Airport Terminal 5, with nearby bus stops also providing links to other terminals.

Local Schools

PRIMARY SCHOOLS:

- Pippins School  
470 yards
- Colnbrook Church of England Primary School  
0.7 miles
- Harmondsworth Primary School  
1.4 miles
- Foxborough Primary School  
1.8 miles
- The Langley Heritage Primary  
2.1 miles

SECONDARY SCHOOLS:

- Langley Grammar School  
2.4 miles
- The Langley Academy  
2.7 miles
- Langley Hall Arts Academy  
2.8 miles
- Ditton Park Academy  
3.1 miles
- Thomas Knyvett College  
3.1 miles
- Churchmead Church of England (VA) School  
3.1 miles
- Harlington School  
3.4 miles
- Council Tax**  
Band D

Floor Plan



**Poyle New Cottages**  
Approximate Floor Area = 108.51 Square meters / 1168 Square feet

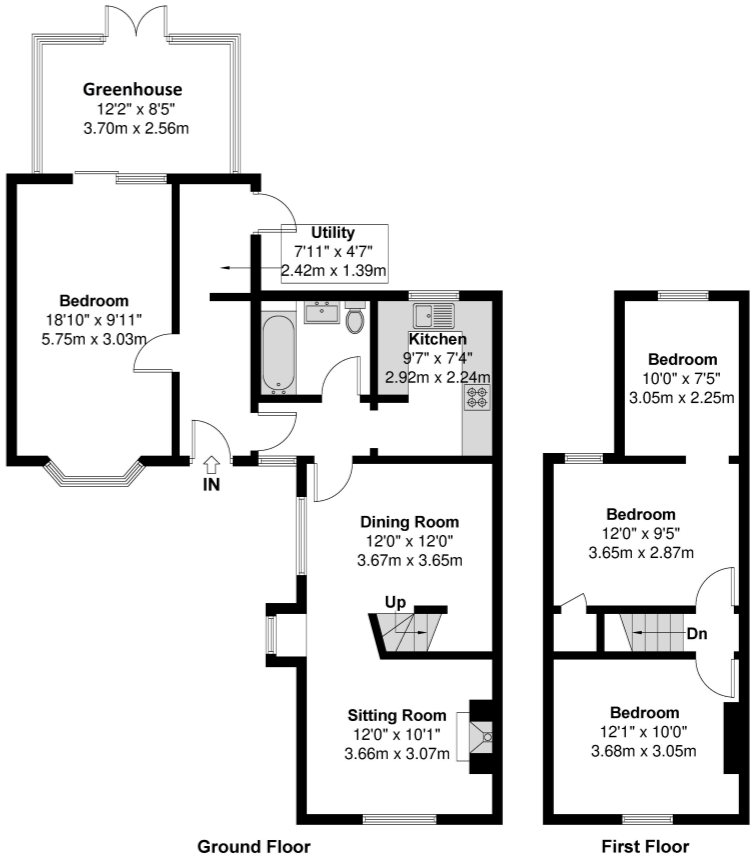


Illustration for identification purposes only, measurements are approximate, not to scale.

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.

