

Situated within walking distance of Langley Grammar School, this 3/4 bedroom semi-detached property stretches a total floor area of 1255 square feet, and is set across three floors providing adaptable living accommodation.

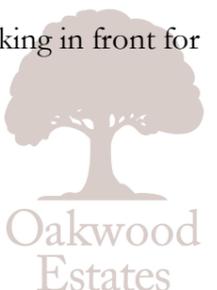
The ground floor features an 11ft living room, utility room with downstairs WC and an extra room at the front that is currently being utilised as a fourth bedroom, but would serve well as a home office or study.

The first floor features an additional cloakroom, third bedroom and a spacious kitchen/diner offering integrated gas cooker and breakfast bar as well as ample space for additional dining furniture.

Two excellent size double bedrooms are located on the top floor, the master offering fitted wardrobes and ensuite shower, whilst bedroom two enjoys south-facing aspect and access to the family bathroom.

Externally the front and rear gardens are mostly laid to lawn and a rear garage provides parking in front for two cars. There is ample additional on street parking adjacent to the house.

The property is offered to the market with no onward chain.



Property Information

Floor Plan

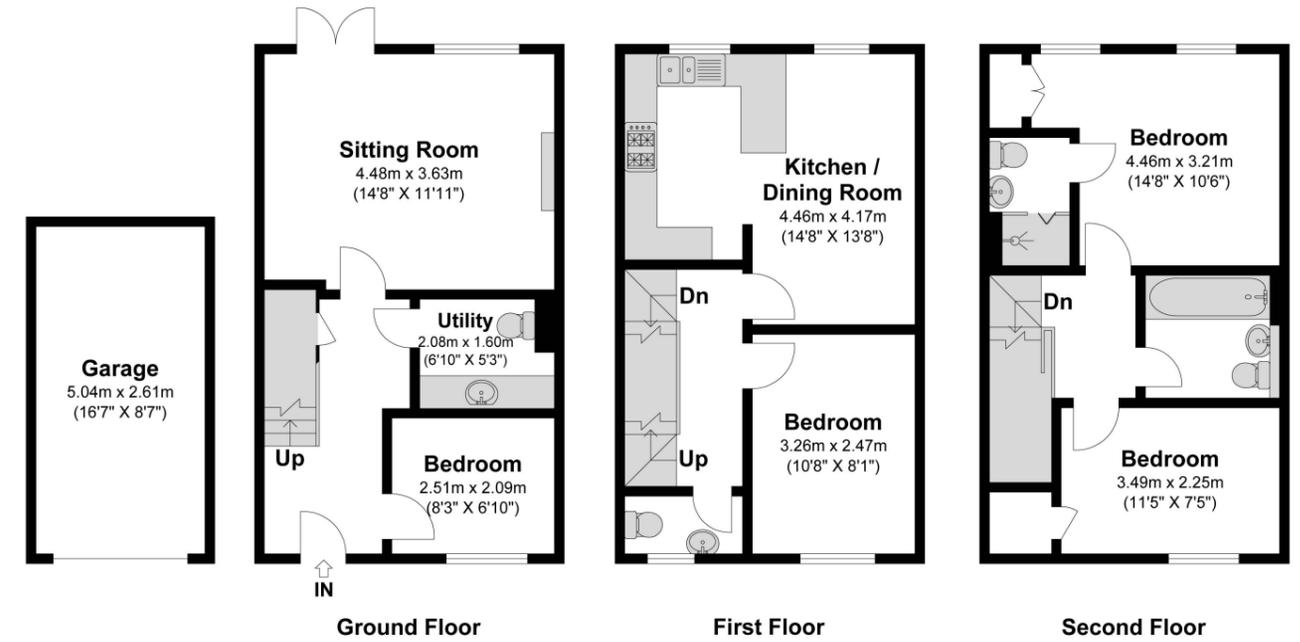
-  3/4 BEDROOM SEMI-DETACHED HOUSE
-  14FT KITCHEN DINER
-  FOUR BATHROOMS INCLUDING DOWNSTAIRS CLOAKROOM AND EN-SUITE
-  NO CHAIN
-  WALKING DISTANCE TO LANGLEY GRAMMAR SCHOOL
-  11FT LIVING ROOM
-  SET ACROSS THREE FLOORS
-  OPTION FOR GROUND FLOOR BEDROOM
-  POPULAR RESIDENTIAL DEVELOPMENT

					
x3	x1	x4	x2	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage



Parsons Road

Approximate Floor Area
 1113.95 Square feet 103.49 Square metres (Excluding Garage)
 Garage Area 141.55 Square feet 13.15 Square metres
 Total Area 1255.50 Square feet 116.64 Square metres (Including Garage)



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 - 1 mile away
- Datchet - 1.4 miles away
- Slough - 1.7 miles away

The property is situated very close to London Road (A4) a short distance to J5 of M4 and easy access to Heathrow airport

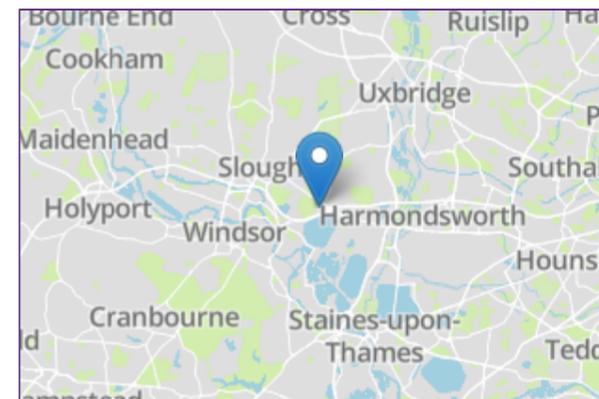
Local Schools

PRIMARY SCHOOLS:

- Holy Family Catholic Primary School
0.2 miles away
- Foxborough Primary School
0.5 miles away
- Marish Primary School
0.6 miles away
- Castleview Primary School
1.0 miles away

SECONDARY SCHOOLS

- Langley Grammar School
0.4 miles away
- The Langley Academy
0.9 miles away
- St Bernard's Catholic Grammar School



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	86
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	