



Occupying an exceptionally wide corner plot on a quiet cul-de-sac just off the highly sought-after Marlborough Road, falling within catchment for Castleview Primary school this substantial six bedroom property has been largely extended, now stretching an impressive 2881 square ft.

A large entrance hallway is laid with modern tiles and leads through to a 26ft bay-fronted living room and downstairs WC and shower room. An exceptional 34ft open plan kitchen diner is set across the back of the house, enjoying sunny views of the rear garden, gas cooker, American-style fridge freezer and breakfast island. There is a separate utility room offering additional cupboards and internal garage access.








The first floor benefits a double storey side extension that now features a large family bathroom, five well-proportioned rooms boasting a mixture of fitted wardrobes, and an additional en-suite bathroom to master bedroom. The loft has been converted to provide a spacious 24ft loft room with two Velux windows and ample eaves storage.






Externally the front of the house offers driveway parking for up to four cars, whilst the rear garden is mostly laid to lawn and backs a quiet nature reserve. There is an additional detached brick-built garage in the garden utilised for additional storage.

The property is situated within walking distance of all three local grammar schools and is offered to the market in clean and tidy condition with no onward chain, inviting the possibility of a very quick sale.



Property Information

-  SIX BEDROOM SEMI-DETACHED HOUSE
-  2881 SQUARE FT.
-  FIVE BEDROOMS TO FIRST FLOOR AND 24FT LOFT ROOM
-  SPACIOUS REAR GARDEN BACKING A QUIET NATURE RESERVE
-  THREE BATHROOMS INCLUDING DOWNSTAIRS SHOWER & EN-SUITE BATHROOM

-  QUIET CUL-DE-SAC IN CASTLEVIEW SCHOOL CATCHMENT
-  DRIVEWAY PARKING FOR UP TO 4 CARS AND LARGE GARAGE
-  LARGELY EXTENDED
-  OUTSTANDING 34FT KITCHEN/DINER
-  NO ONWARD CHAIN

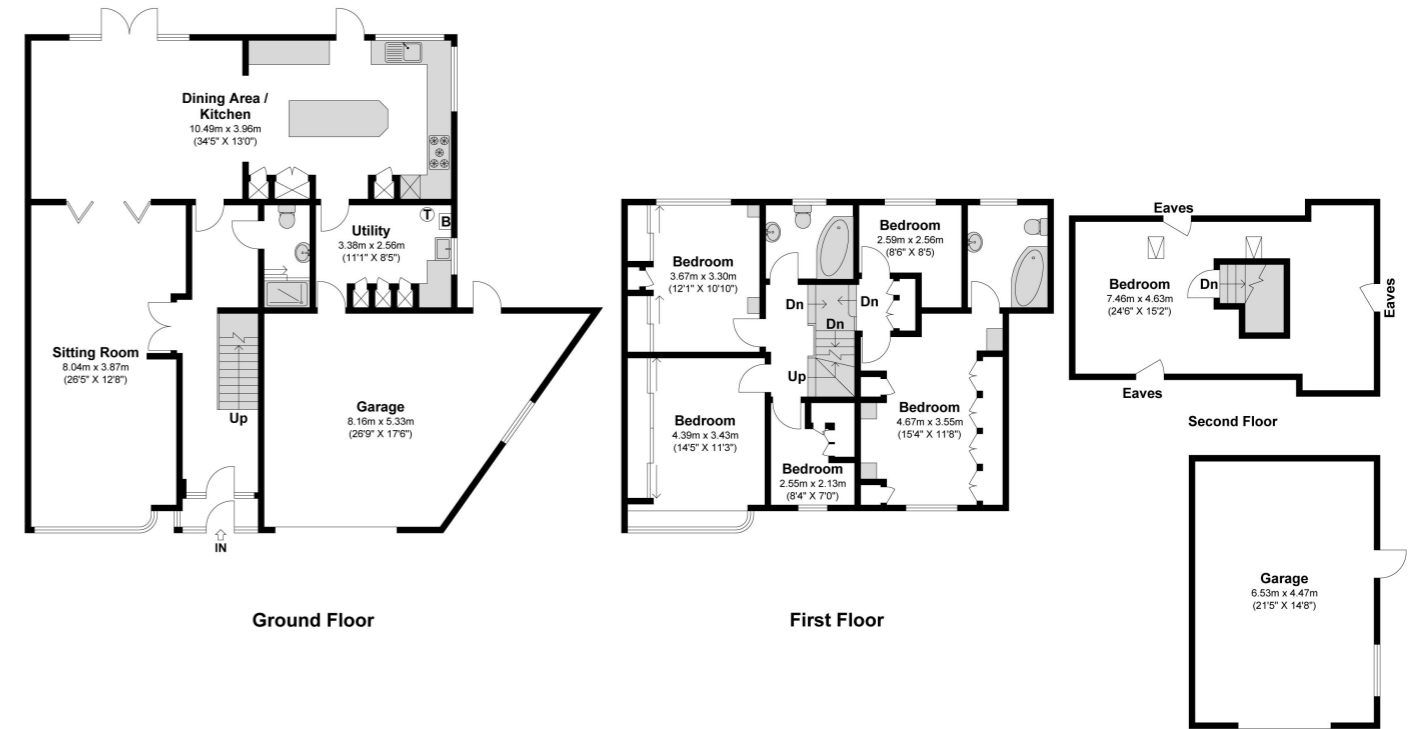
WALKING DISTANCE TO ALL 3 LOCAL

					
x6	x2	x3	x4	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



Bouverie Way
 Approximate Floor Area
 2207.14 Square feet 205.05 Square metres (Excluding Garage)
 Garage Area 674.14 Square feet 62.63 Square metres
 Total Area 2881.28 Square feet 267.68 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

Langley - 1.1 miles
 Datchet - 1.3 miles
 Slough 1.8 miles

The property is also located very close to the A4 in Langley, providing easy motorway links to M4, M25 and M40.

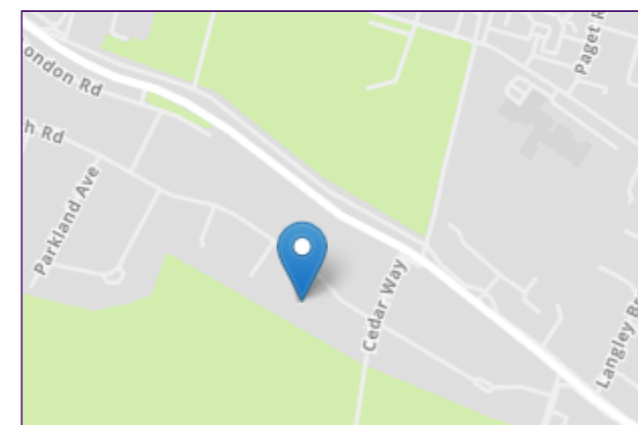
Local Schools

PRIMARY SCHOOLS:

- Castleview Primary School
0.3 miles away
- Holy Family Catholic School
0.4 miles away
- Langley Academy Primary
0.5 miles away
- Ryvers School
0.5 miles
- Marish Primary School
0.6 miles away

SECONDARY SCHOOLS:

- Langley Grammar School
0.3 miles away
- The Langley Academy
0.5 miles away
- Ditton Park Academy
0.6 miles away
- St. Bernard's Grammar School
0.9 miles away
- Upton Court Grammar School
1.0 mile away
- Council Tax**
Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	66
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	