

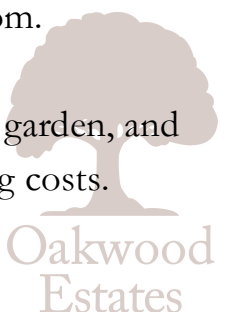
Occupying a generous corner plot in a prime location near Langley Station, this spacious home offers a unique opportunity to secure a property with excellent potential, set within a substantial plot that includes a large wraparound garden to the side.

The property boasts a generous 1,560 square ft of living space suitable for a growing family to enjoy versatile living accommodation, with scope to improve and modernise.











The ground floor comprises a bright 18ft conservatory leading into a practical kitchen and dining area, and a generously sized living room at the front of the house.

Upstairs are three well-proportioned bedrooms, a family bathroom and staircase leading to the converted loft room, perfect for use as a home office or guest bedroom.

Additional benefits include a detached garage, fantastic-sized south facing rear garden, and excellent energy efficiency with an EPC rating of B, ensuring lower running costs.



Property Information

-  GENEROUS CORNER PLOT
-  EXCELLENT LOCATION NEAR LANGLEY STATION
-  EXCELLENT OPPORTUNITY TO DEVELOP AND MODERNISE
-  HUGE SOUTH FACING GARDEN
-  DETACHED GARAGE
-  4 BEDROOM SEMI-DETACHED HOUSE
-  1,560 SQUARE FT
-  SCOPE FOR EXTENSION (STPP)
-  18FT CONSERVATORY
-  EXCELLENT B RATED EPC

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

Transport Links

NEAREST STATIONS:

- Langley (Berks) 440 yards
- Iver 1.7 miles
- Slough 2 miles
- Datchet 2.1 miles

Local Schools

PRIMARY SCHOOLS

- Langley Hall Primary Academy
- 330 yards
- Marish Primary School
- 560 yards

- The Langley Academy Primary
- 670 yards

- The Langley Heritage Primary
- 0.6 miles

- Ryvers School
- 0.7 miles

- Holy Family Catholic Primary School
- 0.8 miles

- Foxborough Primary School
- 0.8 miles

SECONDARY SCHOOLS

- Langley Hall Arts Academy
- 350 yards

- The Langley Academy
- 520 yards

- Langley Grammar School
- 0.6 miles

- St Bernard's Catholic Grammar School
- 1.2 miles

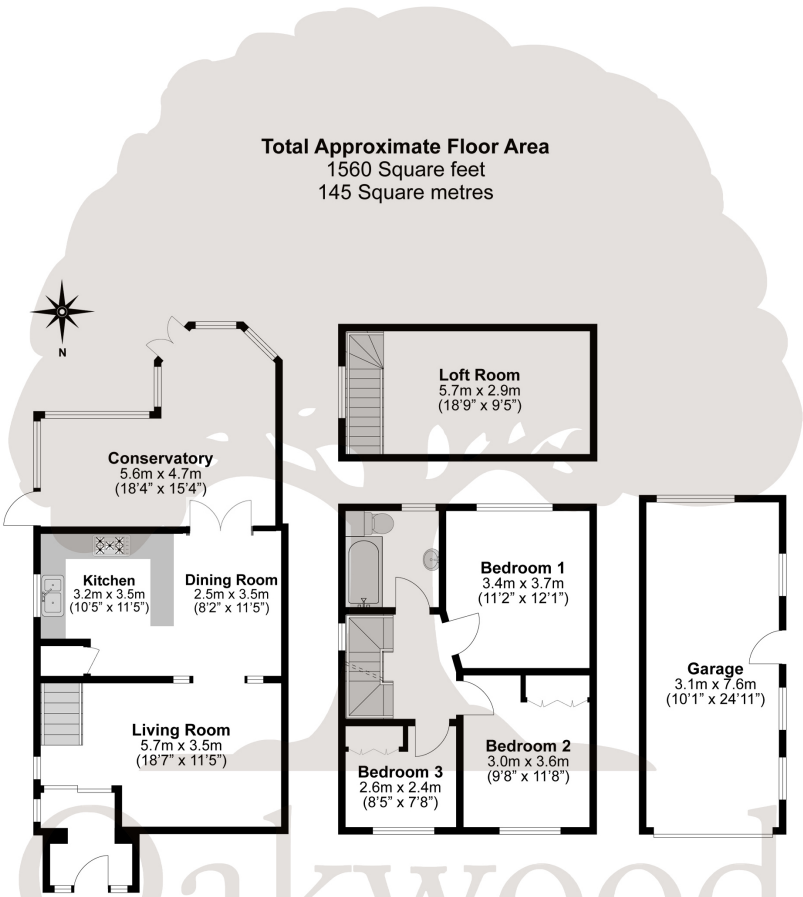
- Ditton Park Academy
- 1.2 miles

- Upton Court Grammar School
- 1.4 miles

Council Tax

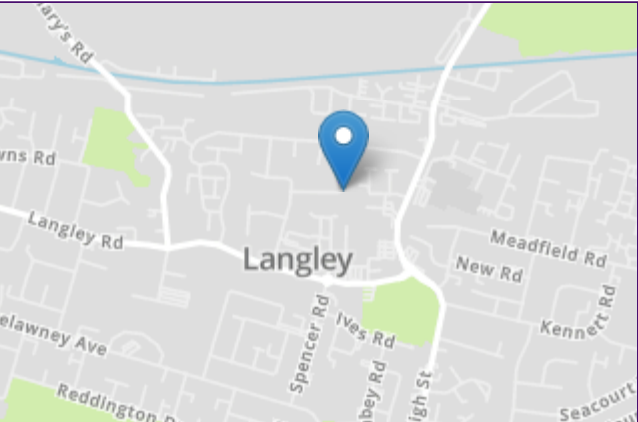
Band E

Floor Plan



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.



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	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	