



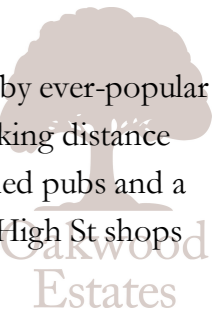
This three bedroom terraced house is situated on a quiet cul-de-sac within the historic village of Colnbrook and within easy reach of the M25 and M4 networks as well as Heathrow Airport. The property is offered to the market as well presented making a fantastic first time purchase or investment.

The ground floor features a spacious 17ft reception room offering ample space for entertaining, with double doors leading to the light and airy conservatory with dining table opening out onto to the low maintenance south-west facing rear garden. There is also a fitted kitchen to the left and a welcoming entrance hallway with modern w/c installed last year.

To the first floor there are three bedrooms, with built in wardrobes and a three-piece family bathroom.

Externally there is ample residents on-street parking also available to the front and rear of the property with garage available to rent.

This property is ideally positioned a short distance from Langley and the abundance of nearby ever-popular primary, secondary and grammar schools. With Colnbrook offering amenities within walking distance including; a BP garage, convenience stores such as Budgens, barbers, hairdressers, renowned pubs and a community village hall, along with easy access to Slough's Tesco, Sainsbury's and popular High St shops



Property Information

-  **THREE BEDROOM TERRACED PROPERTY**
-  **EASY ACCESS TO M4 AND M25 NETWORKS**
-  **ON STREET PARKING TO THE FRONT**
-  **SPACIOUS AND LOW MAINTENANCE SOUTH WEST FACING REAR GARDEN**
-  **LOCATED IN A QUIET VILLAGE CLOSE TO HEATHROW AIRPORT**
-  **DOWNSTAIRS CLOAKROOM AND FAMILY BATHROOM UPSTAIRS**
-  **17FT RECEPTION & ADDITIONAL 17FT CONSERVATORY FOR DINING**
-  **A SHORT DISTANCE FROM POPULAR LANGLEY AND GRAMMAR SCHOOLS**

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

Floor Plan



Crown Meadow
Approximate Floor Area = 97.53 Square meters / 1049.80 Square feet

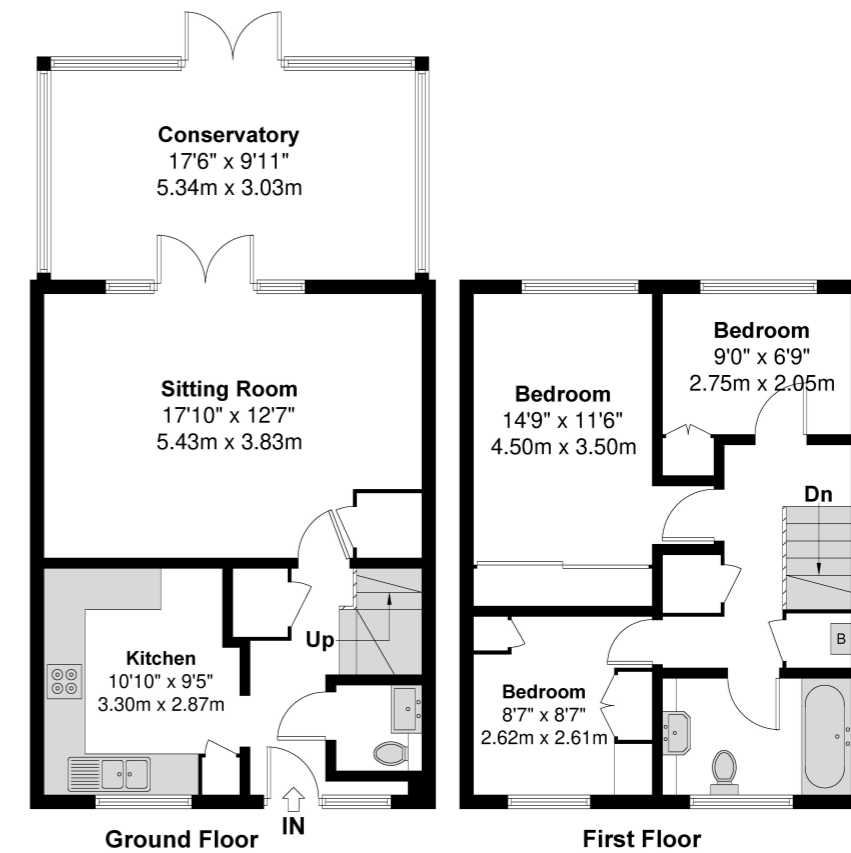


Illustration for identification purposes only, measurements are approximate, not to scale.

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.

Transport Links

NEAREST STATIONS:

- Heathrow Terminal 5 - 1.3 miles
- Sunnymead 1.6 miles
- Langley - 1.6 miles
- Iver - 1.9 miles
- Wraysbury - 2 miles
- Datchet - 2 miles

The 703 bus on top of the road provides a 10-minute direct journey to Heathrow Terminal 5, where the Heathrow Express reaches London Paddington in 15 minutes and the Elizabeth Line offers travel into London within 20-40 minutes.

The 81-bus business provides a direct link to Slough, Bath Road and Hounslow, offering additional transport options.

Well-connected to major motorways, including Junction 5 of the M4, with links to the M25 and M40.

Local Schools

PRIMARY SCHOOLS:

- Colnbrook Church of England Primary School
0.4 miles
- Foxborough Primary School
0.7 miles

Holy Family Catholic Primary School
1 mile

Pippins School
1 mile

The Langley Heritage Primary
1.3 miles

SECONDARY SCHOOLS:

Langley Grammar School
1.3 miles

The Langley Academy
1.6 miles

Langley Hall Arts Academy
1.7 miles

Ditton Park Academy
1.9 miles

Council Tax
Band C

