



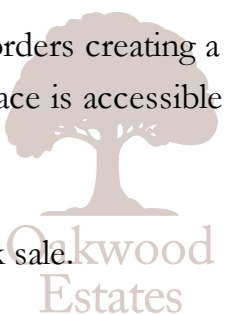
This recently extended terraced property is located in a popular residential area of Langley, close to junction 5 of M4 motorway with direct links to M25 and M40, and a very short commute to Heathrow airport.

The ground floor comprises open plan living/dining room with wooden flooring and 13ft kitchen leading to a conservatory across the back of the house. The kitchen features ample storage units and utility area. The conservatory can be utilised as a playroom or for storage.

The first floor consists of a modern fully-tiled family bathroom, and three good size bedrooms. The master benefits from a walk-in dressing room. Stairs lead to the second floor where the loft has been converted to provide an excellent size 19ft fourth bedroom with en-suite shower room.

Externally, the spacious rear garden is mostly laid to lawn, with trees and shrubbery borders creating a high degree of privacy. There is a driveway to the front, whilst an additional parking space is accessible from the rear.

The property is offered to the market with no onward chain, inviting a quick sale.



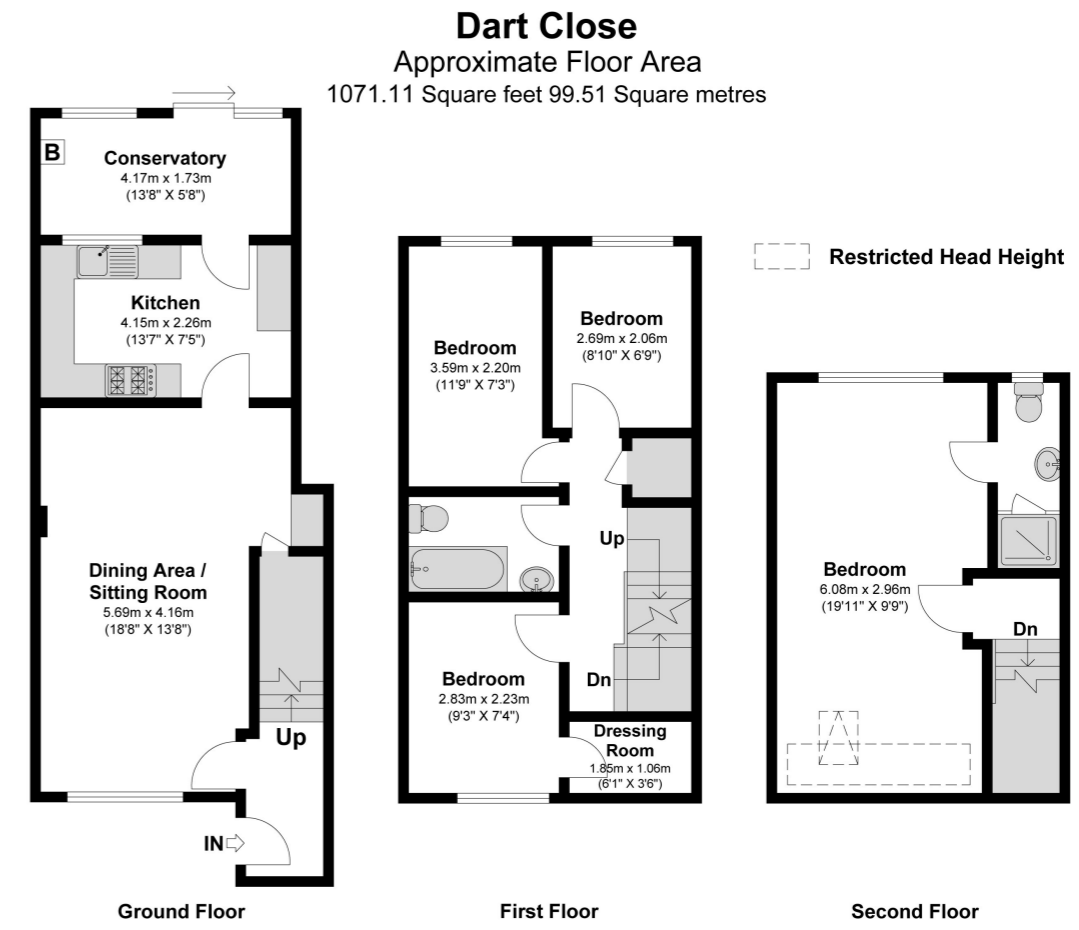


# Property Information

-  **FOUR BEDROOM TERRACED HOUSE**
-  **13FT KITCHEN LEADING TO CONSERVATORY**
-  **THREE FIRST FLOOR ROOMS, THE MASTER BOASTING WALK-IN DRESSING ROOM**
-  **SPACIOUS REAR GARDEN WITH HIGH DEGREE OF PRIVACY**
-  **RECENTLY EXTENDED**
-  **19FT LOFT ROOM WITH EN-SUITE**
-  **EASY ACCESS TO HEATHROW AIRPORT**
-  **DRIVEWAY AND REAR PARKING BAY**

					
<b>x4</b>	<b>x1</b>	<b>x2</b>	<b>x2</b>	<b>Y</b>	<b>N</b>
<b>Bedrooms</b>	<b>Reception Rooms</b>	<b>Bathrooms</b>	<b>Parking Spaces</b>	<b>Garden</b>	<b>Garage</b>

# 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.

## Transport Links

### NEAREST STATIONS

- Langley (1.1 miles)
- Iver (1.7 miles)
- Sunnymeads (1.8 miles)

The Langley Heritage Primary  
0.8 miles away

### SECONDARY SCHOOLS

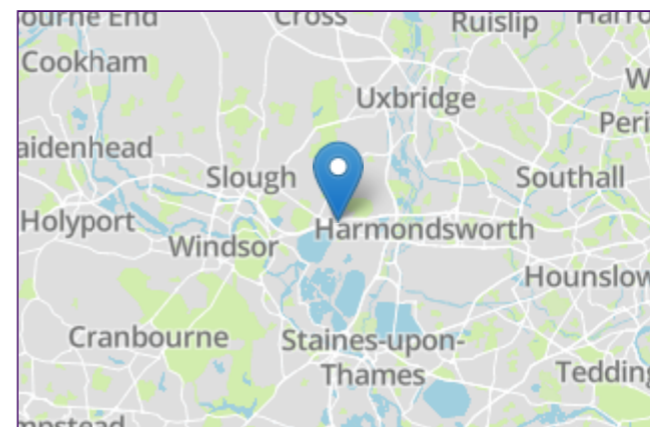
- Langley Grammar School  
0.9 miles away
- The Langley Academy  
1.1 miles away
- Ditton Park Academy  
1.6 miles away
- St Bernard's Catholic Grammar School  
1.9 miles away
- Churchmead Church of England (VA) School  
1.9 miles away

## Local Schools

### PRIMARY SCHOOLS

- Foxborough Primary School  
0.2 miles away
- Holy Family Catholic Primary School  
0.6 miles away
- Marish Primary School  
0.8 miles away
- Colnbrook Church of England Primary School  
0.8 miles away

**Council Tax**  
Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)	76	86
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	