

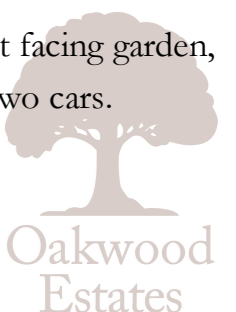


This well-presented three bedroom semi-detached house offers a spacious family home stretching over 1,425 square feet. The property is located a short distance from Heathrow airport, whilst also being in easy reach of the three grammar schools in Langley.


The ground floor features 14ft bay-fronted living room, kitchen with ample space for dining furniture and side access into the garage that is currently being utilised for utility appliances. The rear of the property benefits a single extension creating a second reception room stretching 15ft with sliding doors opening to the garden.

The first floor features three bedrooms including two 12ft double rooms, and the family bathroom comprises a three-piece shower suite complemented by modern tiles.

The rear is completely laid to patio creating an extremely low-maintenance, south-west facing garden, with tall trees providing a high degree of privacy. The front offers parking for two cars.



Property Information

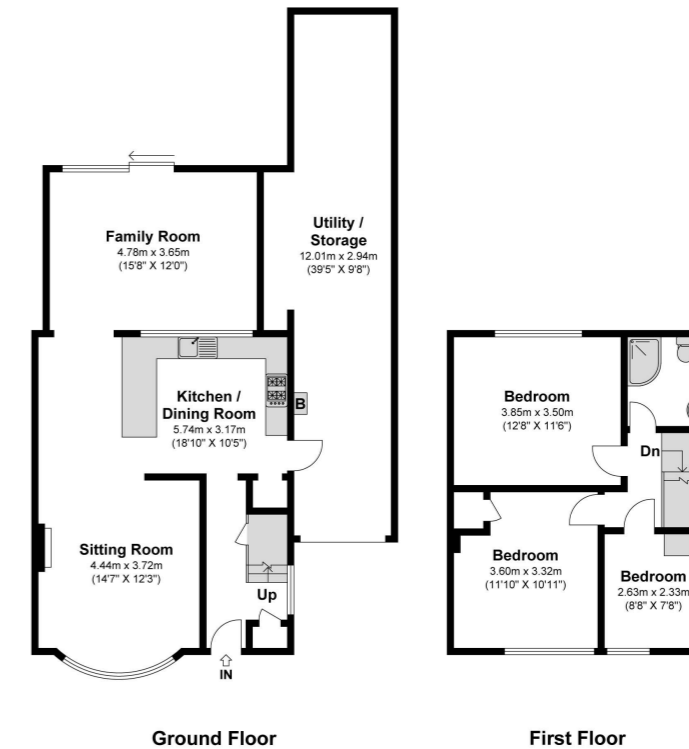
-  **THREE BEDROOM SEMI-DETACHED HOUSE**
-  **EASY ACCESS INTO HEATHROW/M4/M25**
-  **MODERN FULLY TILED BATHROOM**
-  **DOUBLE LENGTH GARAGE, CURRENTLY UTILISED AS A UTILITY**
-  **1,425 SQUARE FEET**
-  **WELL-PRESENTED**
-  **LOW-MAINTENANCE PATIO REAR GARDEN**
-  **TWO RECEPTION ROOMS**
-  **PARKING FOR TWO CARS**

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

Floor Plan



Laburnum Grove
Approximate Floor Area
1425.35 Square feet 132.42 Square metres



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 - 2.7 miles
- Datchet - 3.2 miles
- Slough - 3.7 miles

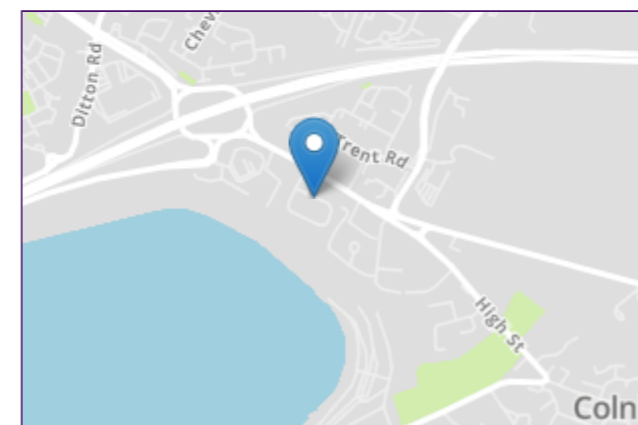
Local Schools

PRIMARY SCHOOLS

- Foxborough Primary School
0.4 miles away
- Holy Family Catholic Primary School
0.6 miles away
- Marish Primary School
0.9 miles away
- Langley Hall Primary Academy
1.1 miles away

SECONDARY SCHOOLS

- Langley Grammar School
0.9 miles away
- The Langley Academy
1.2 miles away
- Churchmead Church of England (VA) School
1.8 miles away
- St Bernard's Catholic Grammar School
1.9 miles away
- Council Tax**
Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	88	91
(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	