

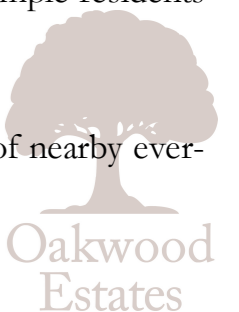
This three bedroom terraced house is situated on a quiet cul-de-sac within the historic village of Colnbrook and within easy reach of the M25 and M4 networks as well as Heathrow Airport. The property is offered to the market as well presented making a fantastic first time purchase or investment.

The ground floor features a spacious 21ft reception room offering ample space for living and dining furniture, with double doors opening to the rear garden. There is also a 11ft modern fitted kitchen and a welcoming entrance hallway.

To the first floor there are three bedrooms and a three-piece family bathroom.

Externally the front and rear gardens are both laid to lawn, with the rear garden benefiting from a patio area, shrubbery borders and gate for rear access where a car can be parked, there is ample residents on-street parking also available.

This property is ideally positioned a short distance from Langley and the abundance of nearby ever-popular primary and secondary schools.



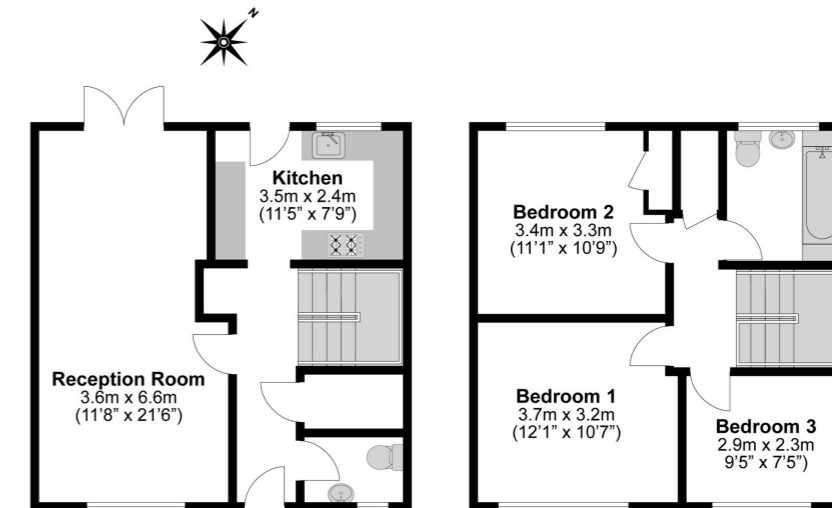
Property Information

-  THREE BEDROOM TERRACED PROPERTY
-  EASY ACCESS TO M4 AND M25 NETWORKS
-  21FT RECEPTION SUITABLE FOR LIVING AND DINING
-  DOWNSTAIRS CLOAKROOM AND FAMILY BATHROOM UPSTAIRS
-  PARKING SPACE AT THE REAR
-  LOCATED IN A QUIET VILLAGE CLOSE TO HEATHROW AIRPORT
-  11FT MODERN FITTED KITCHEN
-  SPACIOUS REAR GARDEN MOSTLY LAID TO LAWN
-  A SHORT DISTANCE FROM POPULAR LANGLEY SCHOOLS

					
x3	x1	x2	0	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

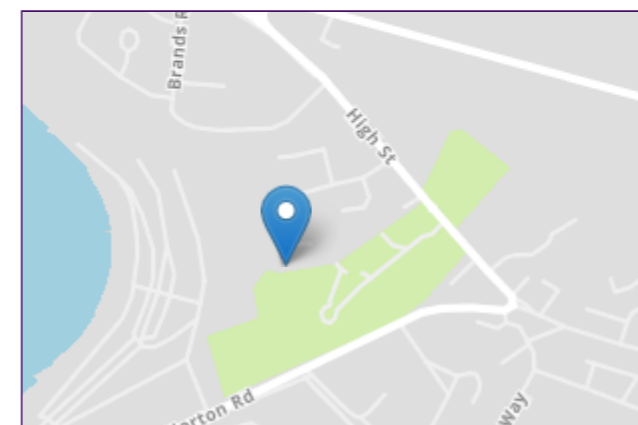
Floor Plan

Total Approximate Floor Area
947 Square feet
88 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Location

Crown Meadow benefits from a green and well-connected location, with the lovely Colnbrook Recreation Ground and amenities of Colnbrook High street within easy distance. Multiple highly rated schools are to be found within 1.5 miles.

Transport Links

NEAREST STATIONS:

- Heathrow Terminal 5 Station - 1.3 miles
- Wraysbury - 2.0 miles
- Iver - 2.0 miles
- Langley - 2.9 miles

The property is situated within easy access of J5 of M4 with links to M25 and M40. There are local buses into Slough and Heathrow Airport.

Local Schools

- Pippins School
0.2 miles away
- Colnbrook Church of England Primary School
0.4 miles away
- Foxborough Primary School
1.4 miles away
- Holy Family Primary School
1.8 miles away
- The Langley Heritage Primary School
1.8 miles away
- Marish Primary School
2 miles away