



Situated within a popular residential development in Langley, a short commute from Heathrow airport, is this four bedroom detached property offering spacious and adaptable living accommodation suitable for a family.

The ground floor comprises entrance hallway, large 15ft living room, separate dining room with sliding doors overlooking the rear garden. The kitchen features contemporary sage green units complemented by wooden-effect worktops, integrated cooker and a gas hob. The former garage has been converted to create a 17ft downstairs bedroom with en-suite WC.

Three good size rooms are located on the first floor, the master stretches 13ft with fitted wardrobes and an en-suite shower, whilst the family wash room offers a three-piece bath suite.

Externally 2-3 parking spaces are provided to the front. The rear garden is mostly laid to lawn, enjoying lots of sunlight from its south-east aspect.

The property is offered to the market in a good condition throughout, with a complete chain.



Property Information

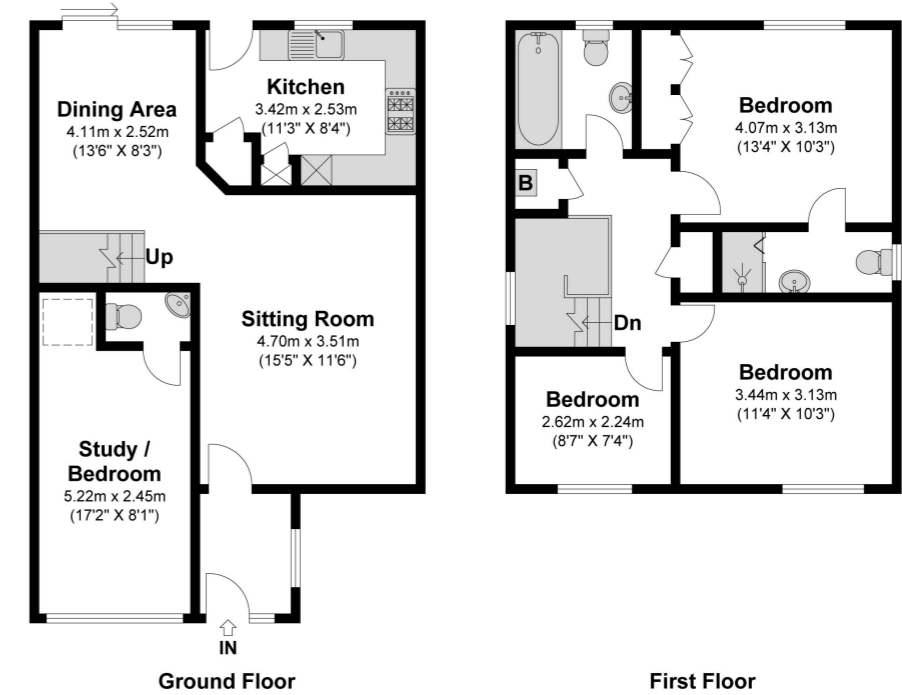
-  3/4 BEDROOM DETACHED PROPERTY
-  SOUTH-EAST FACING REAR GARDEN
-  15FT LIVING ROOM
-  MODERN KITCHEN WITH GAS COOKER
-  COMPLETE CHAIN
-  GROUND FLOOR BEDROOM WITH EN-SUITE WC
-  DRIVEWAY PARKING FOR 2-3 CARS
-  SEPARATE DINING ROOM
-  SPACIOUS BEDROOMS

					
x4	x2	x2	x3	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



Deverills Way
Approximate Floor Area
1064.76 Square feet 98.92 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 (0.9 miles)
- Iver (1.2 miles)
- Sunnymeads (2.4 miles)

The property is ideally situated close to J5 of M4 offering links to M25 & M40 and easy access to Heathrow airport.

Local Schools

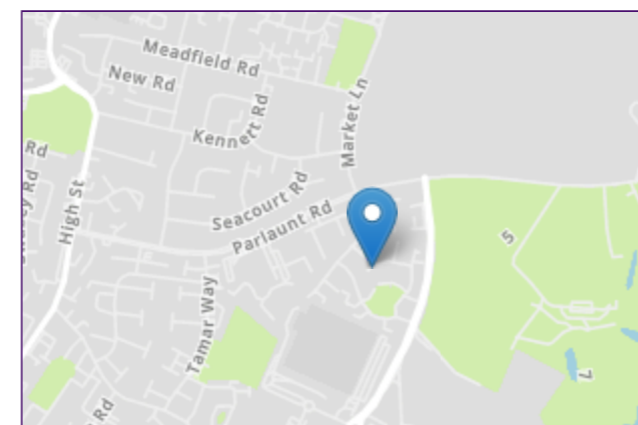
PRIMARY SCHOOLS:

- Parlaunt Park Primary Academy
0.3 miles away
- Foxborough Primary School
0.5 miles away
- Langley Hall Primary Academy
0.7 miles away
- Marish Primary School
0.7 miles away

Holy Family Catholic Primary School
0.8 miles away

SECONDARY SCHOOLS:

- Langley Grammar School
1 mile away
- The Langley Academy
1.1 miles away
- Ditton Park Academy
1.8 miles away
- St Bernard's Catholic Grammar School
1.9 miles away
- Upton Court Grammar School
2.1 miles away
- Council Tax**
Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	86
(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	