



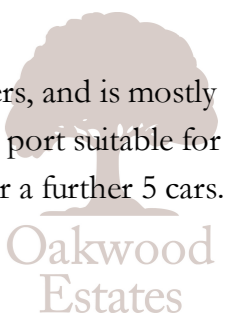
This beautiful three bedroom semi-detached house is nestled towards the end of a quiet cul-de-sac in the heart of Langley and offers spacious family living and the added benefit of ample parking on a large driveway and car port combined, for up to 8 cars.

The property has been recently decorated throughout and the entrance hallway leads to a fully-tiled downstairs bathroom, featuring beautifully modern marble effect tiles and a three-piece suite. The living room to the front of the house expands to 17ft providing an excellent space for a large family or entertaining alike.

The rear of the property has been extended and now provides a fantastic 18ft kitchen/diner with a huge range of storage units as well as space for a large fridge freezer and dining furniture overlooking the garden.

The first floor comprises three good size bedrooms, the master boasting a stylish en-suite and large fitted wardrobes.

Externally there rear garden enjoys a high degree of privacy, shaded by tall shrubbery borders, and is mostly laid to lawn with a patio suitable for garden furniture. There is also a useful storage shed, car port suitable for three cars with up-and-over door providing access to the front driveway, that offers space for a further 5 cars.



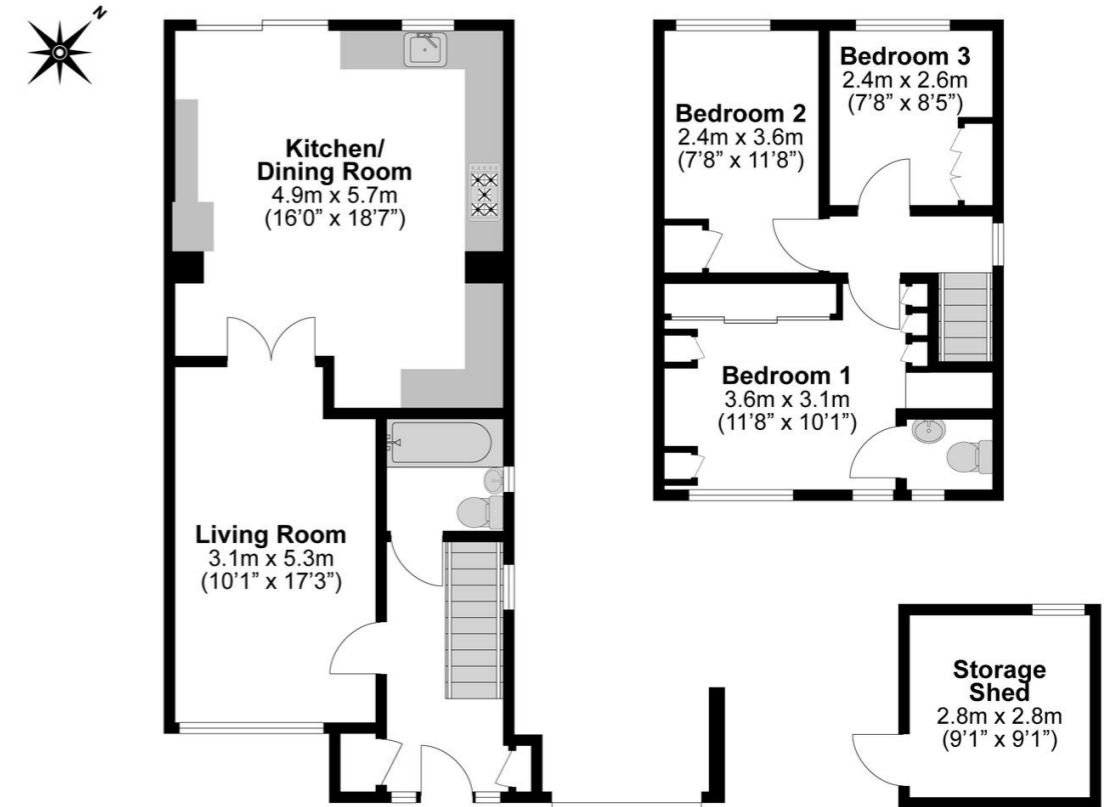
## Property Information

-  SUPERB THREE BEDROOM SEMI-DETACHED HOUSE
-  MODERN FULLY-TILED FAMILY BATHROOM
-  PARKING FOR UP TO 8 CARS WITHIN DRIVEWAY AND CAR PORT
-  RECENTLY DECORATED
-  SHORT WALK FROM MULTIPLE LOCAL SCHOOLS, SHOPS, LANGLEY STATION AND LEISURE CENTRE
-  18FT KITCHEN / DINING ROOM
-  QUIET CUL-DE-SAC LOCATION A SHORT WALK FROM MULTIPLE SCHOOLS AND SHOPS
-  17FT LIVING ROOM
-  MODERATE REAR GARDEN ENJOYING A HIGH DEGREE OF PRIVACY WITH TALL SHRUBBERY BORDERS
-  NO ONWARD CHAIN INVITING A QUICK SALE

					
x3	x2	x2	x8	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

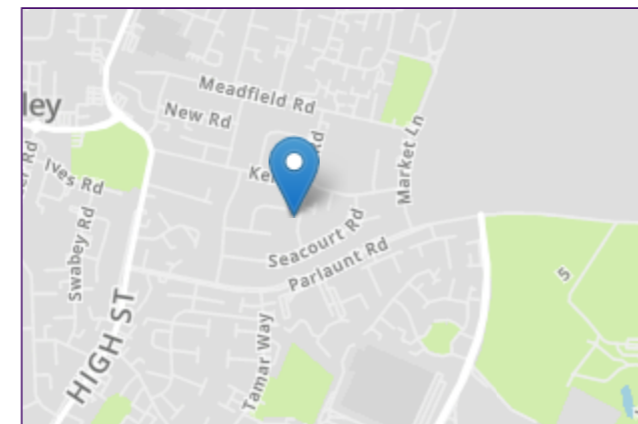
## Floor Plan

**Total Approximate Floor Area**  
1076 Square feet  
100 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			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Transport Links

#### NEAREST STATIONS

- Langley Station - 0.5 miles
- Iver Station - 1.4 miles
- Datchet Station - 2.2 miles

### Local Schools

#### PRIMARY SCHOOLS

- The Langley Heritage Primary  
0.2 miles
- Langley Hall Primary Academy  
0.3 miles
- Marish Primary School  
0.4 miles
- Foxborough Primary School  
0.5 miles

#### SECONDARY SCHOOLS

- Langley Grammar School  
0.8 miles away
- The Langley Academy  
0.8 miles away
- St Bernard's Catholic Grammar School  
1.7 miles away

### Council Tax

Band D