



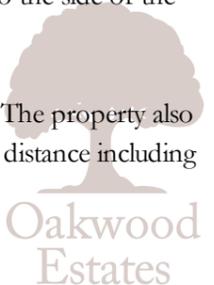
A fantastic opportunity to acquire this well presented four-bedroom semi-detached family home, ideally positioned in a prime residential location within the catchment area for all three grammar schools. Offering an impressive amount of living space arranged over three floors, the property perfectly combines generous proportions with modern convenience, making it ideal for growing families.

The ground floor features an extended porch and welcoming hallway followed by the main family room and dining space. At the heart of the home is a newly fitted kitchen complimented by Neff appliances including a double oven and gas cooker, as well as a separate utility space. Additionally, there is a downstairs shower room and a further two receptions rooms/conservatory as product of a rear extension.

The second floor comprises a recently renovated three piece bathroom and three well proportioned bedrooms benefitting from integrated wardrobes, while the converted loft provides a spacious fourth bedroom. The property also comes with the advantage of underfloor heating and air conditioning units.

Externally, there is a low maintenance rear garden mostly laid to lawn, driveway parking and a garage to the side of the property.

Langley Station is within a short distance, providing direct services into London and surrounding areas. The property also offers easy access to M4 and M25 networks. Multiple Ofsted rated schools can be found within walking distance including Ryvers School, The Langley Academy and Langley Grammar School.

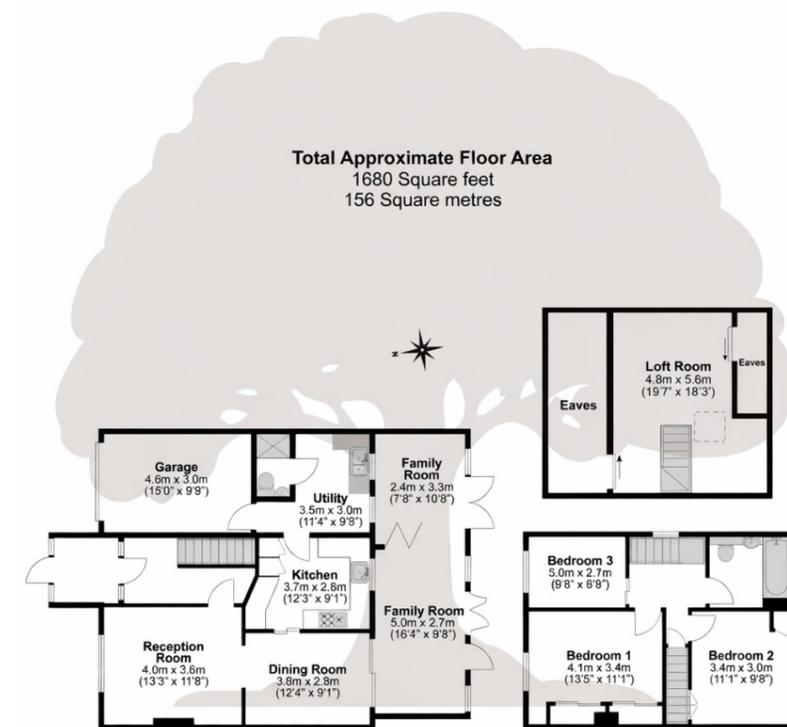


Property Information

-  4 BEDROOM SEMI-DETACHED HOUSE
-  ABUNDANCE OF SPACE ACROSS THREE FLOORS
-  THREE SPACIOUS RECEPTION ROOMS
-  SEPARATE UTILITY ROOM
-  SHORT DISTANCE TO LANGLEY STATION
-  DRIVEWAY PARKING AND GARAGE TO THE SIDE
-  PRIME LOCATION WITHIN CATCHMENT OF ALL 3 GRAMMAR SCHOOLS
-  TWO BATHROOMS INCLUDING DOWNSTAIRS SHOWER ROOM
-  NEWLY FITTED KITCHEN WITH DOUBLE OVEN AND GAS COOKER
-  GREAT CONDITION THROUGHOUT
-  LOW MAINTENANCE REAR GARDEN

					
x4	x3	x2	x1	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

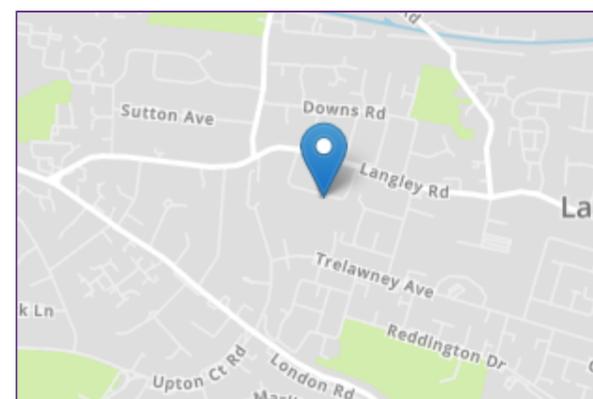
Floor Plan



Illustrations are for identification purposes only,
measurements are approximate, not to scale.

Oakwood Estates

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		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		79	
England, Scotland & Wales		EU Directive 2002/91/EC	

Transport Links

NEAREST STATIONS:

- Langley - 0.9 miles
- Slough - 1.4 miles
- Datchet - 1.7 miles

Local Schools

PRIMARY SCHOOLS:

- Ryvers School
140 yards
- The Langley Academy Primary
580 yards
- Castleview Primary School
Half a mile
- Marish Primary School
0.7 miles
- Langley Hall Primary Academy

0.8 miles

SECONDARY SCHOOLS:

- The Langley Academy
680 yards
- St Bernard's Catholic Grammar School
0.5 miles
- Langley Grammar School
0.6 miles
- Langley Hall Arts Academy
0.6 miles
- Ditton Park Academy
0.7 miles
- Council Tax**
Band E